



# **Phase One Environmental Site Assessment**

3 Vacant Parcels  
SW 1st & Main  
Beaverton, Oregon

Prepared for:  
David Evans & Associates  
Portland, Oregon

July 2003  
Project #: 16920.000

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PBS Project No: 16920.000

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Appendix B – Standard Environmental Records Search Report  
Environmental FirstSearch

Appendix C – Research Documentation



## 1.0 EXECUTIVE SUMMARY

A Phase One Environmental Site Assessment was conducted by PBS for the property located at SW 1st & Main in Beaverton, Oregon. The project was performed in general accordance with ASTM Standard E 1527-00, *Standard Practice for Environmental Site Assessments; Phase One Environmental Site Assessment Process*.

Historical sources indicate that the subject property was in commercial use as part of J. Frohnauers Nursery by 1916. The subject property housed part of the greenhouse and a boiler room that heated the greenhouse. There was also a residence just north of the greenhouse on the east side of the block. The subject property no longer had a greenhouse by 1921 but the abandoned boiler house remained at that time on the west side of the block. The subject property was cleared of structures by 1931, and by the mid-1940s was occupied by three residences with separate garages or sheds. These structures were demolished in 1980 and the lots have been undeveloped since that time.

Adjoining sites to the west were in commercial use as an auto repair business and auto storage garage by 1916. Riddle Press, a small specialty printing company, has occupied the address to the west since at least the early 1960s. Adjoining sites to the north were in generally commercial use by 1916 as auto storage and repair businesses, a movie theater and an undertaker. There was also a house to the north that was apparently demolished sometime in the mid-1930s. Sites to the east were in commercial use as small storefronts by 1916. Sites adjoining to the south were in commercial use by 1916, with Beaverton City Hall once occupying the site in 1931. No specific concerns for the site as a result of past or present adjoining property uses were identified.

EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property due to contaminant migration. Based on a review of the listed sites, none appear to pose a significant environmental concern to the subject property.

Based upon the findings of this study, this assessment has revealed no recognized environmental conditions in connection with the property.

To determine if historic USTs may still be present onsite, a geophysical survey is recommended.

Based upon the findings of this study, no additional environmental investigation appears to be warranted at this time.

## 2.0 INTRODUCTION

### 2.1 Location and Client Information

#### Site Location:

3 Vacant Parcels  
4550 SW Main Street,  
12755 & 12775 SW 1<sup>st</sup> Avenue  
Beaverton, Oregon

#### Client Data:

David Evans & Associates  
2626 SW Corbett Avenue  
Portland, Oregon

ATTN: Bernie Brown

### 2.2 Purpose

A Phase One Environmental Site Assessment was conducted by PBS for the above-referenced site. The purpose of the Phase One was to identify *recognized environmental conditions* associated with the subject property, that is, to assess the likelihood that contamination from *hazardous substances* or *petroleum products* may exist on the subject property either from past or present use of the subject property or nearby properties. The project was performed in general accordance with the ASTM Standard Practice for conducting Phase One Environmental Site Assessments (Designation E 1527-00).

### 2.3 Scope of Work

The scope of work for the project included the items listed below:

1. Subject property identification and visual survey for the presence of hazardous substances and petroleum products;
2. Review federal, state and local agency listings regarding the subject property and adjacent areas;
3. Review of historic maps, historic occupants and the nature of past property usage;
4. Review of available soils, geology or environmental reports for the subject property or in the vicinity of the subject property;
5. Interviews with persons knowledgeable about the subject property;
6. Preparation of the report which summarizes observations, sources utilized, and findings, conclusions and recommendations relating to the presence or likely presence of hazardous substances or petroleum products on the subject property.

The reader is referred to PBS's proposal/contract (Appendix A) to provide a Phase One Environmental Site Assessment for a detailed description of our Scope of Work.

### 2.4 Non-ASTM Method Scope of Work

No non-ASTM method scope issues were addressed during this study.

## 2.5 Significant Assumptions

This study is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with the subject property, within reasonable limits of time and cost. It is assumed that the user has provided PBS with any specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the property, including the reason why the property may have a significantly lower purchase price than comparable properties, if applicable. (ASTM 1527-00, Section 5.0)

In general, groundwater flow direction has been determined based on topography in the vicinity of the subject property, i.e. the assumption that shallow groundwater flow will follow topography, or on other available resources. No site-specific field measurements of groundwater flow direction, e.g. installation of groundwater monitoring wells, have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites that are located in a presumed upgradient direction, that, further based on proximity and knowledge of potential contaminant fate and transport, may present a potential to impact the subject property.

## 2.6 Limitations and Exceptions

Unless noted otherwise, the scope of work is limited to elements of the ASTM standard. Non-ASTM scope issues (e.g. asbestos, lead-based paint, radon, wetlands, compliance audits, geotechnical investigations, etc.) were not addressed unless noted above in Section 2.4 and in our contract provided in Appendix A.

The ASTM method does not require a search interval of less than 5 years. This search interval is not guaranteed to identify all prior tenants or occupants of the subject property.

"Recognized Environmental Conditions" are defined at paragraph 1.1.1 of ASTM E 1527-00 and the complete text is included in the Glossary of this document. The vague and ambiguous nature of *recognized environmental conditions* as defined by the ASTM may result in reasonable minds differing as to whether any observed condition at a site is a *recognized environmental condition*. There may be other conditions noted in this report that could be considered *recognized environmental conditions* by other persons. Accordingly, the user is advised that no warranty is given that other experts may agree as to whether site conditions noted herein are *recognized environmental conditions*. Users of this report are encouraged to review the report in its entirety and specifically to consider the existence of all site conditions described in this report and not merely those classified herein as *recognized environmental conditions*.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions, which may be the result of on-site or off-site

sources. PBS is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by PBS during the study.

The findings and conclusions of this report, therefore, are not scientific certainties, but rather, are based on professional judgment concerning the significance of the data gathered during the course of the Phase One. The conclusions in this report are not to be considered a legal opinion as to the client's duty concerning due diligence relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM standard requires that the history of the subject property be traced to 1940 or prior to the first developed use, whichever is earlier. This requires that the investigator review sources that are *publicly available, are available within a reasonable time and cost, and are reasonably ascertainable and considered practically reviewable*, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed all sources of information that we consider meeting these criteria. In cases where the history of the property is not traced to prior to its first developed use, this condition is considered a *data failure*, and not an exception to the required scope of work.

There were no exceptions to the referenced Scope of Work.

## 2.7 Special Terms and Conditions

PBS's standard Terms and Conditions may be found in Appendix A; there are no special terms and conditions.

## 2.8 User Reliance

PBS acknowledges that the client ("User") and lender may rely upon the information, findings, opinion and conclusions set forth in this report, subject to the conditions and limitations contained in this report and as set forth in our contract (see Appendix A). The report provides information on the property only as specified in the scope of work and is based on subject property conditions at the time of the study. It was prepared in accordance with the standard of care of our profession. No warranties, express or implied, are made.

### **3.0 SITE DESCRIPTION**

#### **3.1 Location and Legal Description**

Address, City, State: 4550 SW Main St., 12755 & 12775 SW 1st, Beaverton, Oregon  
Map, Tax Lot: Washington County Map No. 1S 1W 16AD;  
Tax Lots 1600, 1700, 1800  
Township, Range, Section: T1 South, R1 West, SE ¼ of NE ¼ of Section 16  
(Willamette Meridian)  
Acreage: Approximately 1.8 acres

A Site Location Map is included with this report under Tab 1.

#### **3.2 Site and Vicinity General Characteristics**

The subject property is located in a commercial area in downtown Beaverton.

The Site Vicinity Map is included under Tab 1. Photographs depicting the general character of the site are included under Tab 2.

#### **3.3 Current Use of the Subject Property**

The site is undeveloped and represents ¼ of the block.

#### **3.4 Description of Structures, Roads, Other Improvements on the Site**

The subject property is undeveloped with SW 1<sup>st</sup> Avenue to the south and SW Main Street to the west.

## **4.0 USER-PROVIDED INFORMATION**

### **4.1 Title Records**

Review of a title report was not included in the scope of this project.

### **4.2 Environmental Liens or Activity and Use Limitations**

The Property-Owner Representative Questionnaire was completed by Joseph Kabdebo, the current owner of the lots, and was not returned in time for inclusion in Tab 3. During the site visit interview, Mr. Kabdebo indicated no knowledge of environmental liens against the subject property, or limitations related to environmental conditions.

### **4.3 Specialized Knowledge**

Mr. Kabdebo indicated no specialized knowledge or experience that may be material to PBS's identification of recognized environmental conditions on the subject property.

### **4.4 Valuation Reduction for Environmental Issues**

Mr. Kabdebo indicated that the property value or purchase price has not been devalued, compared to comparable properties, as a result of environmental conditions at the subject property or surrounding properties.

### **4.5 Owner, Property Manager and Occupant Information**

The subject property owner is Joseph Kabdebo. The property is currently undeveloped and unoccupied.

### **4.6 Reason for Performing the Phase One**

This Phase One has been requested by David Evans & Associates as part of their environmental due diligence prior to commercial development of the property.

### **4.7 Other Information Provided by the User**

No other information was provided by David Evans & Associates.

## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

A search of State environmental agency and U.S. Environmental Protection Agency (EPA) listings was performed (a copy of the database search report is included in Appendix B). The purpose of this search is to identify potential, suspected, or known sources of contamination on, or in the area of, the subject property. The database searched the various agency listings for different approximate minimum search distances from the subject property, based upon the relative potential threat represented by each listing as established in the ASTM method.

Only those sites that appear to pose a potential environmental concern to the subject property are discussed below. All other listed sites are considered to be of low concern to the subject property based on presumed groundwater flow direction, distance from the site, regulatory status (e.g. the agency file is closed) or other physical factors.

The subject property does not appear on any of the database listings.

*Riddle Press – 4555 SW Main Street, Beaverton, OR (adjoining to the west)*  
*ORD#987192804*

The lithograph and printing company is a Conditionally Exempt Small Quantity Generator that generates less than 100 kg per month of hazardous waste. Riddle Press is a commercial printer that has been family owned for over 87 years and specializes in custom multimedia printing and packaging and also offers printing solutions for printed media such as flyers, business cards, letterhead and posters. No violation information was found by the database.

**Unmappable Sites.** Unmappable sites (*Environmental FirstSearch "Non-Geocoded" sites*) are sites that cannot be mapped because of inaccurate or missing locational information in the record provided by the agency. PBS has reviewed these unmappable sites and in some cases has generally located the site. Environmental risk associated with other sites cannot be determined.

Based upon the estimated location or reported regulatory status, the listed unmappable sites are considered of *de minimis* concern.

### 5.2 Additional Environmental Record Sources

**Oregon DEQ Online Facility Profiler.** This DEQ web-page was reviewed on July 2, 2003; the subject property was not listed and no adjoining sites were listed other than reported by the database search.

**State/Local Health Department.** Dewey Darold of the Clandestine Drug Lab Division of the Oregon Health Department was contacted regarding the subject property addresses of 4550 SW Main Street and 12755 and 12775 SW 1<sup>st</sup> Avenue in Beaverton, Oregon. No incidents have been reported for the site or the immediate neighborhood.

**Fire Department.** The Tualatin Valley Fire Marshall's office keeps records of commercial permits for underground fuel storage tanks (USTs) and above-ground fuel storage tanks (ASTs), as well as spills or hazardous materials incidents. Information was requested regarding past activity at the subject property addresses of 4550 SW Main Street and 12755 and 12775 SW 1<sup>st</sup> Avenue in Beaverton, Oregon. No information or permits were on file for the subject property addresses.

**State-Registered Water Well Logs.** There were no registered well logs on the subject property. The nearest registered monitoring well is approximately 3 blocks southwest of the subject property. The log indicates silt from 0 to 10 feet below ground surface, and damp silt with plant matter from 10 to 20 feet below ground surface. Depth to groundwater is listed as 14 feet below ground surface.

**Local Electric Utility Company.** Three sets of pole-mounted transformers are located near the subject property. All are owned, and the responsibility of, Portland General Electric (Physical condition is reported in 6.3).

### 5.3 Physical Setting Source(s)

**Topography.** The USGS 7.5 minute topographic map for the site indicates the subject property is located in a relatively flat area of Beaverton, with a gentle slope to the northeast toward Beaverton Creek, at the approximate elevation of 190 feet above mean sea level.

**Soils and Geology.** Published geologic literature indicates the site is underlain by unconsolidated alluvial deposits consisting predominantly of fine sand, silt and clay. These deposits are known as the Willamette Silts and extend to depths of approximately 90 feet below the ground surface. The Willamette Silts are underlain by alluvial deposits of clay, silt and sand, with some interbedded coarse sand and gravel lenses. These deeper deposits are known as the Troutdale Formation and extend to depths of approximately 900 feet. Basalt rock of the Columbia River Basalt Group underlies the alluvial deposits at depth.

**Surface Water.** Beaverton Creek, located approximately ¼ mile to the northeast, is the nearest surface water.

**Groundwater.** Based on well log data, shallow groundwater is expected to be present at approximately 10-15 feet below the ground surface. Based on topography, groundwater flow is expected to be towards the northeast, therefore, properties to the southwest are considered to be upgradient to the subject property. However, local topography is relatively flat, and interpretation of groundwater flow direction based on topography is not reliable. As a result, any surrounding properties may be considered upgradient to the subject property.



## 5.4 Historical Use Information

**Aerial Photographs.** Aerial photographs maintained by the University of Oregon Map Library in Eugene, Oregon, were reviewed for the years 1936, 1947, 1955, 1963, 1970, 1980, 1990, 1996, and 2002. Photograph scales are typically small and detailed information is not generally obtained from the photographs.

- 1936: The subject property is undeveloped, as is the area of the block to the north. The southeast corner is occupied by two residences. The northeast corner is occupied by a large structure that may be a barn. The block to the west has a large structure and a small residence. The area to the north is occupied by railroad tracks. The block to the east has several large structures and a commercial structure in the northeast corner. The block to the south is occupied by residences. To the southwest, Beaverton High School can be seen.
- 1947: The subject property is now occupied by three residences and accompanying garages. The remainder of the block and the surrounding area is unchanged. Beaverton High School to the southwest, has expanded the campus, as has Merlo School to the west.
- 1955: There are no apparent changes to the subject property or the block it occupies. The block to the west is now occupied by more commercial structures, as is the block to the east. The block to the south has a commercial building in the northwest corner, with residences occupying the remainder of the block. The area to the north is unchanged.
- 1963: The subject property appears unchanged. The area of the block to the north is now a parking lot. One commercial structure occupies the northeast corner of the block, with the southeast corner appearing unchanged. The areas to the west, east and south appear unchanged. The area to the north has widened the road on the north side of the railroad tracks.
- 1970: The subject property appears unchanged. The northwest and northeast corners of the block appear unchanged. The southeast corner has been cleared of structures. The block to the south appears to be occupied by commercial structures. There are no other changes to the surrounding areas.
- 1980: The subject property appears unchanged. The commercial structure in the northeast corner of the block now has parking areas on the west and south side of the building. There are no apparent changes to the surrounding areas.
- 1990: The subject property no longer has residences occupying the lots. The block to the west no longer has a building on the northeast corner. The areas to the north and east are unchanged. The block to the south no longer has buildings on the northeast corner.
- 1996: There are no apparent changes to the subject property or the surrounding area.

2002: There are no apparent changes to the subject property or the surrounding area.

**Fire Insurance Maps.** Historical Sanborn Fire Insurance Maps are maintained at the Multnomah County Library in Portland, Oregon. The maps include general historical information regarding occupants, addresses, and prior land uses. Maps available for the years 1916, 1921, and 1931 were reviewed.

1916: The subject property is occupied by a boiler room attached to a portion of a green house operated by J. Frohnauers Nursery. The block to the west has an auto repair garage on the northeast corner and a dwelling on the southeast corner. The area of the block to the north is occupied by dwelling and a commercial building. the area to the northwest is occupied by several commercial businesses that are utilized by a casketmaker, a movie house and a storage warehouse. The southeast corner of the block is occupied by a house and the rest of the greenhouse. The block to the south is occupied by storage warehouses and dwellings.

1921: The subject property is no longer occupied by the greenhouse, but the boiler room tank house remains and is labeled as vacant. Beaverton Garage is located to the west, with the auto storage garage labeled as "used as chapel". The area of the block to the north is now occupied by two auto storage garages and a cobbler. The area to the northeast also has an auto storage garage and undertaker. The area to the east is occupied by two houses. The block to the south is occupied by residences.

1931: The subject property has been cleared of all structures. Beaverton Garage is still located to the west. One structure is vacant to the north, with another now occupied by a fire station; the cobbler remains unchanged. The area of the block to the northeast and east are unchanged. The block to the south now has a building labeled as city hall. The remainder of the block is utilized by a church and several houses.

**Local Street Directories.** Polk City Directories for the years 1962 through 2002 for Beaverton, Oregon, are located at the Beaverton Public Library. The directories were reviewed for information regarding past occupants at the subject property SW 1st & Main, Beaverton, Oregon and adjoining properties that may have been associated with the use of hazardous materials. The following range of street addresses was searched: 12600-12800 SW 1<sup>st</sup> Ave.; 4600-4700 SW Angel St.; 4500-4600 SW Main St.; 12600-12800 SW Farmington Rd.

YEAR	ADDRESS	LISTING
1962	275 SW 1 <sup>st</sup> Ave.	Savings & Loan
	310&340 SW 1 <sup>st</sup> Ave.	Residences
	323 SW 1 <sup>st</sup> Ave.	Beaverton Typewriter
	345 SW 1 <sup>st</sup> Ave.	Tektronix employment offices
	358 SW 1 <sup>st</sup> Ave.	Residence
	361 SW 1 <sup>st</sup> Ave.	Beaverton Chamber of Commerce
	416 SW 1 <sup>st</sup> Ave.	Accountants

	419 SW 1 <sup>st</sup> Ave.	Plumbing + apartments
	107-157 SW Angel St.	Residences
	110 SW Angel St.	Credit Bureau of Beaverton
	224-254 SW Angel St.	Residences
	56 SW Main St.	Residence
	65 SW Main St.	Riddle Press
	85 SW Main St.	Attorneys
	101 SW Main St.	Apartments
	121-255 SW Main St.	Residences
	247 SW Farmington	Beaverton Music
	305 & 309 SW Farmington	Vacant
	325 SW Farmington	Tavern
	405 SW Farmington	Alignment Center
	407 SW Farmington	Vern's Auto Body
	485 SW Farmington	Dairy Queen
1966	275 SW 1 <sup>st</sup>	Savings & Loan
	310 & 323 SW 1 <sup>st</sup>	Vacant
	340 SW 1 <sup>st</sup>	Residence
	345 SW 1 <sup>st</sup>	Beaverton Justice Center
	358 SW 1 <sup>st</sup>	Residence
	361 & 375 SW 1 <sup>st</sup>	Recruiting Center & Selective Service Center
	416 SW 1 <sup>st</sup>	Accountants
	419 SW 1 <sup>st</sup>	Parks Electronic Lab
	107-157 SW Angel	Residences
	110 SW Angel	Credit Bureau of Beaverton
	224-254 SW Angel	Residences
	56 SW Main	Vacant
	65 SW Main	Riddle Press
	101 SW Main	Residence
	110 SW Main	Civil Air Patrol
	121-255 SW Main	Residence
	247 SW Farmington	Oregon Arts & Crafts
	325 SW Farmington	Tavern
	407 SW Farmington	Johnny's Auto Repair; Vern's Auto Body
	485 SW Farmington	Dairy Queen
1972	12695 SW 1 <sup>st</sup>	Stone Piano Co. – storage
	12720 SW 1 <sup>st</sup>	Vacant
	12750 SW 1 <sup>st</sup>	Beaverton Justice Center
	12755 SW 1 <sup>st</sup>	Residence
	12770 SW 1 <sup>st</sup>	Parks Electronics Lab
	12775 SW 1 <sup>st</sup>	Residence
	12820 SW 1 <sup>st</sup>	Apartments
	12825 SW 1 <sup>st</sup>	Accountants
	4600 SW Angel	Stone Piano Co. warehouse
	4620 SW Angel	Vacant
	4625 SW Angel	Residence
	4550 SW Main	Residence
	4555 SW Main	Riddle Press
	4605 & 4625 SW Main	Residences

	12680 SW Farmington	Vacant
	12750 SW Farmington	Tavern
	12820 & 12870 SW Farmington	Dairy Queen
1976	12695 SW 1 <sup>st</sup>	Vacant
	12720 SW 1 <sup>st</sup>	Residence
	<b>12755 SW 1<sup>st</sup></b>	<b>Residence</b>
	12770 SW 1 <sup>st</sup>	Parks Electronics Lab
	<b>12775 SW 1<sup>st</sup></b>	<b>Residence</b>
	12820 SW 1 <sup>st</sup>	Apartments
	12825 SW 1 <sup>st</sup>	Accountants
	4600 SW Angel	Stone Piano Warehouse
	4620 SW Angel	Vacant
	4625 SW Angel	Residence
	<b>4550 SW Main</b>	<b>Residence</b>
	4555 SW Main	Riddle Press
	4605 & 4625 SW Main	Residences
	12680 SW Farmington	Vacant
	12750 SW Farmington	Tavern
	12820 & 12870 SW Farmington	Dairy Queen
1980	12695 SW 1 <sup>st</sup>	Why Not Arts & Crafts
	12720 SW 1 <sup>st</sup>	Residence
	12750 SW 1 <sup>st</sup>	Karate School
	<b>12755 SW 1<sup>st</sup></b>	<b>Residence</b>
	12770 SW 1 <sup>st</sup>	Riddle Press
	<b>12775 SW 1<sup>st</sup></b>	<b>Residence</b>
	12820 SW 1 <sup>st</sup>	Apartments
	12825 SW 1 <sup>st</sup>	Accountants
	4600 SW Angel	Vacant
	4620-4650 SW Angel	Residences
	<b>4550 SW Main</b>	<b>Residence</b>
	4555 SW Main	Riddle Press
	4605 SW Main	Residence
	4620 SW Main	Beauty Salon
	12680 SW Farmington	Books and Prints
	12750 SW Farmington	Tavern
	12820 & 12870 SW Farmington	Dairy Queen
1985	12690 SW 1 <sup>st</sup>	Beaverton Music Co.
	12750 SW 1 <sup>st</sup>	Japan Karate Foundation
	<b>12755 &amp; 12775 SW 1<sup>st</sup></b>	<b>Residences</b>
	12820 SW 1 <sup>st</sup>	Residence
	4720 SW Angel	No phone
	<b>4550 SW Main</b>	<b>No phone</b>
	4555 SW Main	Riddle Press
	4620 SW Main	And Stuff It
	4625 SW Main	No phone
	12670 SW Farmington	Ramsey Travel
	12680 SW Farmington	Books and Prints

	12750 SW Farmington	Tavern
	12820 SW Farmington	Dairy Queen
1990	12690 SW 1 <sup>st</sup>	Beaverton Music
	12750 SW 1 <sup>st</sup>	Beaverton Talent NW; Japan Karate Found.
	12755, 12775 SW 1 <sup>st</sup>	No phone
	12760 SW 1 <sup>st</sup>	Stage West
	12820 SW 1 <sup>st</sup>	Wire Systems & apartments
	4650 SW Angel	Residence
	4550 SW Main	No phone
	4555 SW Main	Riddle Press
	4605-4675 SW Main	Residences
	12670 SW Farmington	Ramsey Travel
	12680 SW Farmington	Nelson's Floor Covering
	12750 SW Farmington	Ringo's Tavern
	12870 SW Farmington	Dairy Queen
1995	12690 SW 1 <sup>st</sup>	Korean Farm Video
	12750 SW 1 <sup>st</sup>	Frasier & Associates; Japan Karate Found.
	12755, 12775 SW 1 <sup>st</sup>	No phone
	12760 SW 1 <sup>st</sup>	Stage West
	12820 SW 1 <sup>st</sup>	CPAs and Willamette Iron & Steel
	4650 SW Angel	Residence
	4550 SW Main	No phone
	4555 SW Main	Riddle Press
	4605-4675 SW Main	Residences
	12670 SW Farmington	Shades of Oregon
	12680 SW Farmington	Nelson's Floor Covering
	12750 SW Farmington	Ringo's Tavern
	12870 SW Farmington	Dairy Queen
2000	12690 SW 1 <sup>st</sup>	Unique Trading Co.
	12750 SW 1 <sup>st</sup>	Japan Karate Foundation
	12755, 12775 SW 1 <sup>st</sup>	No phone
	12760 SW 1 <sup>st</sup>	Stage West
	12770 SW 1 <sup>st</sup>	PC Mart
	12820 SW 1 <sup>st</sup>	CPAs
	SW Angel	- no listings -
	4550 SW Main	No phone
	4555 SW Main	Riddle Press
	4605-4675 SW Main	Residences
	12670 SW Farmington	Buttons & Bows Boutique
	12680 SW Farmington	Activate Cellular
	12750 SW Farmington	Ringo's Tavern
	12870 SW Farmington	Dairy Queen
2002	12690 SW 1 <sup>st</sup>	No phone
	12695 SW 1 <sup>st</sup>	Residence
	12750 SW 1 <sup>st</sup>	Japan Karate Foundation
	12760 SW 1 <sup>st</sup>	Stage West

	12770 SW 1 <sup>st</sup>	Rumor Karaoke Studio
	12870 SW 1 <sup>st</sup>	Fire Protection Co.
	4600 SW Angel	Beauty Salon
	4555 SW Main	RADCO (Riddle Press)
	4620 SW Main	PC Service Center
	4675 SW Main	Residence
	12670 SW Farmington	Apartments
	12680 SW Farmington	Carpet Index
	12750 SW Farmington	Ringo's Tavern
	12870 SW Farmington	Dairy Queen

**Building Department Records.** Records on file at the City of Beaverton Permit Department were requested for information regarding past activity at the subject property located at 12755 & 12775 SW 1<sup>st</sup> Ave. and 4550 SW Main Street in Beaverton, Oregon. The following information was found:

DATE	PERMIT NO.	DESCRIPTION
10/27/80	80-472	Demolition of 12755 SW 1 <sup>st</sup> Avenue
3/11/85	85-0123	Demolition of single family home 12775 SW 1 <sup>st</sup> Avenue verified
- no records on file for 4550 SW Main Street -		

**Other Historical Records.**

No other historical records were used.

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

A site reconnaissance was conducted by Claudia Byes-Lund of PBS on July 2, 2003, to observe and document site conditions and visible indications of existing environmental conditions. The reconnaissance was performed accompanied by Joseph Kabdebo, the owner of the property. All areas of the subject property were accessed. Site photographs are included under Tab 2.

### 6.2 General Site Setting

**Topography.** The subject property is located in a relatively flat area of downtown Beaverton.

**Structures.** The subject property is currently undeveloped.

**Heating/Cooling System.** There are no structures on the subject property lots.

**Roads.** The subject property is located north of SW 1<sup>st</sup> Avenue and east of SW Main Street. The property is unfenced and may be used by patrons of the tavern or the surrounding neighborhood, as several vehicle tire ruts were observed near the center of the lots.

#### Utilities.

Water Supply:	not currently utilized (Tualatin Valley Water District)
Sewage System:	not currently utilized (City of Beaverton)
Stormwater:	not currently utilized (City of Beaverton)
Electrical Utility:	not currently utilized (Portland General Electric)
Natural Gas:	not currently utilized (Northwest Natural Gas)

### 6.3 Exterior and Interior Observations

**Hazardous Substances, Petroleum Products or Unidentified Containers (Observed onsite activity/use)**

The site is currently undeveloped.

**Underground and Above-Ground Storage Tanks (USTs and ASTs)**

No indications of USTs or ASTs, such as vent pipes or fill pipes, were observed on the subject property grounds during the site reconnaissance.

#### PCBs

Transformers are present on the west side of the subject property lots on SW Main Street. Two pole-mounted transformers on PGE pole #989 were observed to be in good condition. Only one transformer had a blue label indicating a PCB level of less than 1 ppm.

Two other sets of pole-mounted transformers are located to the south across SW 1<sup>st</sup> Avenue on PGE poles #18108 and 18109. These were observed to be in good condition, with no stains or leaks noted, and all had blue labels indicating a PCB level of less than 1 ppm.

#### *Floordrains, Catchbasins, Sumps, Oil-Water Separators*

A catchbasin is located in the southwest corner of the property at the intersection of SW 1<sup>st</sup> and Main Street. The unit was observed to be clear of debris with no stains or odors noted.

#### *Solid Waste Disposal*

No indications of improper solid waste disposal were observed during the site reconnaissance.

#### *Other Conditions of Concern*

Some small concrete debris was observed on the north side of the property, along the parking lot utilized by Ringo's Tavern.

### **6.4 Current Use of Adjoining Properties**

North:	Parking lot for Ringo's Tavern
South:	SW 1 <sup>st</sup> Avenue; Stage West; Rumor Karaoke Studio
East:	City of Beaverton Park and Ride
West:	Riddle Press

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed.



## **7.0 INTERVIEWS**

### **7.1 Interview with Owner**

On July 2, 2003, Joseph Kabdebo, the owner of the property, reported that he had owned the properties for approximately 30 years, and demolished the houses and the garages in preparation for the construction of his auto repair business in approximately 1980. Mr. Kabdebo had purchased the properties at a Washington County Auction, and was denied permission from the City of Beaverton to proceed after the demolition of the former structures. He believes that two of the houses had above ground heating oil tanks, and the other had electric baseboard heat. Mr. Kabdebo has the grass cut as needed so the property does not look abandoned.

### **7.2 Interview with Local Government Officials**

On June 30, 2003, Sandy from the Tualatin Valley Fire Marshall's office (503-526-2469) reported that no records were found for the property addresses of 4550 SW Main Street and 12755 and 12775 SW 1<sup>st</sup> Avenue.

On July 1, 2003, Dewey Darold of the Clandestine Drug Lab Division of the Oregon Health Department ([dewey.darold@state.or.us](mailto:dewey.darold@state.or.us)) reported via e-mail that no records for the subject property addresses or the surrounding properties were located.

### **7.3 Interview with Others**

No other interviews were conducted for this report.

## 8.0 EVALUATION

### 8.1 Findings and Opinion

**Recognized Environmental Conditions.** No *recognized environmental conditions* were identified in connection with the subject property.

**Historical Recognized Environmental Conditions.** No *historical recognized environmental conditions* were identified in connection with the subject property.

**Other Issues of Concern.** The following issues, although not included as *recognized environmental conditions*, were identified during this study. Although these issues could potentially result in adverse environmental impacts to the subject property, they are not included as *recognized environmental conditions* because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

- 1) The subject property included the boiler room for a greenhouse operation, presenting the risk of an historic heating oil UST. This represents an unknown environmental risk.
- 2) The Riddle Press, a specialty printing company, has occupied the adjoining site to the west since at least the 1960s. Based on the findings of this study, this is considered a low concern.
- 3) Past commercial use of adjoining property to the west included an auto repair and an auto body shop. Based on the findings of this study, this is considered a low concern.
- 4) Residential concerns are generally related to possible use of septic systems and water wells. It is not known if these features were previously used at the property in association with the prior buildings or residences. Based on residential usage, this is considered a *de minimis* condition.
- 5) There is a potential for historical heating oil tanks to be present at the subject property. The current owner reported that the two of the former residences utilized heating oil ASTs and the third used electric heat. Based on this information, this is considered a low environmental concern.

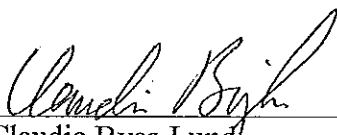
### 8.2 Conclusions/Recommendation and Signatures of Environmental Professionals

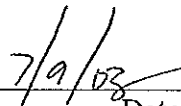
PBS has performed a Phase One Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of 4550 SW Main Street and 12755 & 12775 SW 1<sup>st</sup> Avenue in Beaverton, Oregon, the *property*. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report.


Based upon the findings of this study, this assessment has revealed no recognized environmental conditions in connection with the property.

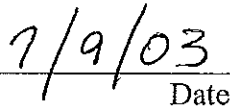
To determine if historic USTs may still be present onsite, a geophysical survey is recommended.

Based upon the findings of this study, no additional environmental investigation appears to be warranted at this time.

  
\_\_\_\_\_  
Claudia Byes-Lund  
Project Scientist

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Dulcy Berri, R.G.  
Principal, Senior Hydrogeologist

  
\_\_\_\_\_  
Date



## **FIGURES**

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SITE



SOURCE: USGS BEAVERTON QUADRANGLE, OR. 1984

Prepared for: DAVID EVANS AND ASSOCIATES

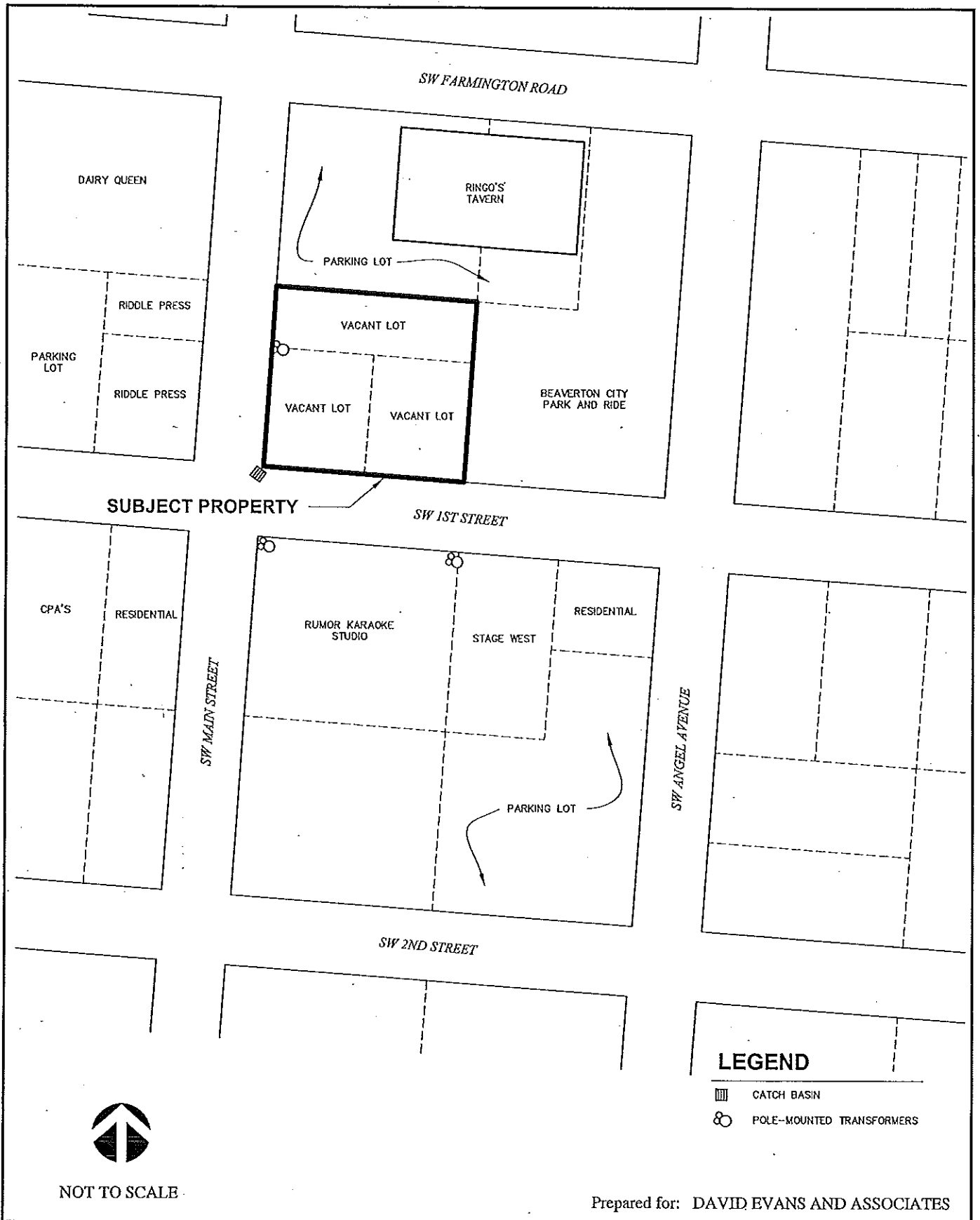


Project #:  
16920.000  
Date:  
JULY 2003


**SITE LOCATION MAP**  
4550 SW MAIN, 12755 AND 12775 SW 1ST AVENUE  
BEAVERTON, OREGON

FIGURE

1



Prepared for: DAVID EVANS AND ASSOCIATES

	Project #: 16920.000  Date: JULY 2003	<b>SITE VICINITY PLAN</b> 4550 SW MAIN, 12755 AND 12775 SW 1ST AVENUE BEAVERTON, OREGON	<b>FIGURE</b>  <b>2</b>
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## **PHOTO DOCUMENTATION**

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PHOTO 1: View of subject property looking north toward Ringo's Tavern.

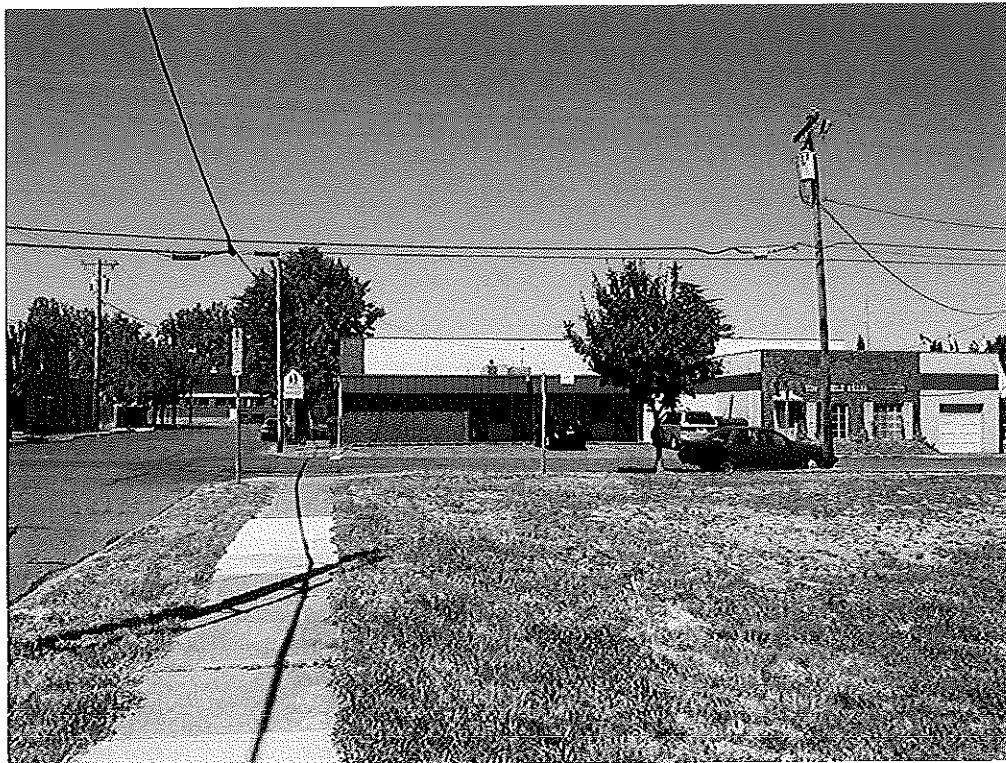


PHOTO 2: View of subject property looking west toward Riddle Press and SW Main Street.





PHOTO 3. View of subject property on the south boundary looking east on SW 1<sup>st</sup> Street.



PHOTO 4: View of subject property looking south toward SW 1<sup>st</sup> Street.



PHOTO 5: View of subject property looking southwest toward the intersection of SW 1<sup>st</sup> & Main.



PHOTO 6: View of subject property looking west on the north boundary toward SW Main Street.

## **DOCUMENTATION**

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Glossary

References

Questionnaire Completed by Property Owner Representative

Field Checklist

Resumes

## **Glossary**

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**Adjoining Properties-** Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with the subject property but for a street, road, or other public thoroughfare separating them.

**Appropriate Inquiry-** That inquiry constituting "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice" as defined in CERCLA, 42 USC 9601 (35) (B), that will give a party to a commercial real estate transaction the innocent purchaser landowner defense to CERCLA liability (42 USC 9601 (A) and ((B) and 9607 (b)(3)), assuming compliance with other elements of the defense.

**Approximate Minimum Search Distance-** The area for which records must be obtained and reviewed pursuant to Section 7 of ASTM Standard Practice E 1527-00 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest property boundary.

**CERCLA-** The Comprehensive Environmental Response, Compensation And Liability Act, as amended including amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 *et seq.*

**Contaminated Aquifer Policy-** Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated, and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (e.g. an irrigation or drinking water well could not be installed on the property). The property owner should ensure that the contamination does not present a health risk to onsite occupants.

**De minimis condition-** Condition that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

**Hazardous Substance-** A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC 6901 *et seq.*) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15."

**Note:** The term *hazardous substances*, as it is used in this report, is used to describe both *hazardous substances* and *petroleum products*.

**Historical recognized environmental condition-** An environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition should be considered an historical recognized environmental condition.

**Innocent Purchaser Landowner Defense-** A defense to CERCLA liability provided in 42 USC 9601 (35) and 9607(b)(3). One of the requirements of this defense is that the parties make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice". There are additional requirements to this defense.

**Petroleum Products-** Products included within the meaning of the terms within the *petroleum exclusion* to CERCLA, 42 USC 9601 (14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed under Subparagraphs (A) through (F) of 42 USC 9601 (14), natural gas natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and synthetic gas). (The word "fraction" refers to certain distillates of crude oil including gasoline, kerosene, diesel oil, jet fuels, and fuel oil pursuant to *Standard Definitions of Petroleum Statistics, American Petroleum Institute, Fourth Edition, 1988*).

**Practically Reviewable-** Information that is practically reviewable means that information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data. The form of the data shall be such that the user can review the records for a limited geographical area.

**Recognized Environmental Condition-** The presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, groundwater, or surface water of the property. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws.

**Subject Property-** The real property that is the subject of this environmental site assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

## References

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## REFERENCES

Baldwin, B. M., 1981, Geology of Oregon, 170 p.

Oregon Water Resources Department, 2002, GRID online database ([www.deschutes.wrd.or.us](http://www.deschutes.wrd.or.us)), Well log reports for Township 1 South, Range 1 West, Section 16.

Oregon Office of State Fire Marshal, Community Right-to-Know (CR2K) Hazardous Substance Incident database ([http://159.121.82.250/CR2K\\_IncDB/Incident\\_Search.html](http://159.121.82.250/CR2K_IncDB/Incident_Search.html)); accessed 6/27/03.

Price, D., 1967, Ground Water in the Eola-Amity Hills Area Northern Willamette Valley, Oregon: U.S. Geological Survey Water-Supply Paper 1847, 66p.

Walker, G. W. and MacLeod, N. S., 1991, Geologic Map of Oregon, 1:5000,000.

Thomas Brothers Maps, Portland Metro Area Street Guide and Directory ZIP Code, 2002 Edition.

U. S. Geological Survey (USGS), 1984, Topographic map of the 7.5-minute Quadrangle of Beaverton, Oregon.



**Questionnaire Completed by Property Owner Representative**

(Not returned in time for inclusion in this report)

## **Field Checklist**

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# ESA FIELD CHECKLIST - page 1

Project No.: 16920.000

Date: 7/2/08

Completed By: CLAUDIA Byes-Lund

4550 SW Main

Site Name: \_\_\_\_\_ Site Address: 12755 / 12775 SW 1st

Site Contact/Title: VACANT lot

Tenant(s): ↓

Site Description: Joseph Kabbalo / 1973  
owned 30 years.

Past usage: home (3)

Past owner: 7 purchased at AUCTION / WA. County

Building Type: (1970's - 1980's)

Date of Construction: \_\_\_\_\_ Major Renovations: demo 1980 Lot size: \_\_\_\_\_

Elevator? \_\_\_\_\_ Hydraulic? \_\_\_\_\_ Escalator? \_\_\_\_\_ Hydraulic? \_\_\_\_\_

Frame: \_\_\_\_\_ Foundation: \_\_\_\_\_

Walls: \_\_\_\_\_ Ceilings: \_\_\_\_\_

Floors: \_\_\_\_\_ Roof: \_\_\_\_\_

Heating System: \_\_\_\_\_

Fluorescent lights? \_\_\_\_\_

Natural Gas: \_\_\_\_\_ Provider: \_\_\_\_\_

Electric: \_\_\_\_\_ Provider: \_\_\_\_\_

Water: \_\_\_\_\_ Provider: \_\_\_\_\_

Sewer: \_\_\_\_\_ Provider: \_\_\_\_\_

Storm: \_\_\_\_\_ Provider: \_\_\_\_\_

Sampling: Asbestos? \_\_\_\_\_ Description: \_\_\_\_\_

Location: \_\_\_\_\_

Lead? \_\_\_\_\_ Description: \_\_\_\_\_

Location: \_\_\_\_\_

Other? \_\_\_\_\_ Description: \_\_\_\_\_

Location: \_\_\_\_\_

## Adjacent Properties:

North: PARKING LOT FOR KINGS. 12770

South: APRIL WEST / RUINED KARAOKE BUILD

East: TRASH GLASS / CITY PARKIN RIDE

West: KIRBY PARK

## ESA FIELD CHECKLIST - page 2

### Site Features:

Nearest Body of Water:

Topography/slope:

Flat

Wetlands, ponds, lakes:

ND

Rivers, streams, creeks:

↓

Wildlife, livestock:

Discolored/disturbed soils:

Vehicle tracks (some 4-wheel tracks)

Mounding or piles of soil:

ND

Depressions:

Tire tracks

Stressed vegetation:

ND

Discolored water:

ND

Solid waste:

ND

Landfills:

ND

Railroad spurs:

ND

Trails, dead end roads:

ND

Stored chemicals, hazmats:

ND

Drums, containers:

ND

Lagoons, surface impoundments:

Repair, maintenance activities:

Unusual odors:

Floor drains:

↓

Catch basins, sumps:

ND Catcher (SW / ST - main)

Dry wells:

ND

Oil-water separators:

Water wells:

Septic tanks:

Monitoring wells:

Boreholes:

Buried utilities:

↓

ESA FIELD CHECKLIST - page 3

USTs or ASTs: \_\_\_\_\_

vents: \_\_\_\_\_

fill pipes: \_\_\_\_\_

Pits or foundations: \_\_\_\_\_

Transformers: Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): 8947/27499-10 ID No. (Pole) 989

condition: GOOD label: NO / yes - blue (blacken)

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): 22345-25 ID No. (Pole) 18108

condition: GOOD label: blue

Type: Pole-Mounted/Pad-Mounted/Vault (circle one)

ID No. (transformer): 10852-15/11448-10 ID No. (Pole) 18109

condition: GOOD label: blue / blue

Onsite interviews:

Name: \_\_\_\_\_

Information: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Areas not accessed/Why: \_\_\_\_\_

\_\_\_\_\_

Notes:

## **Resumes**

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## Key Personnel

### **DULCY A. BERRI, R.G.** **PRINCIPAL/SENIOR HYDROGEOLOGIST**

<b>Education</b>	Oregon Graduate Institute, 1989, Contaminant Hydrology Portland State University, M.S., 1982, Geology University of Oregon, B.S., 1979, Geology
<b>Accreditation</b>	2001, Registered Professional Geologist/Hydrogeologist No. 157, WA 2000, DEQ Heating Oil Tank Supervisor No. 18710 1994, Registered Professional Geologist No. 846, Idaho 1991, DEQ UST Soil Cleanup Supervisor No. 12780 1990, Registered Geologist No. 1167, Oregon
<b>Continuing Education</b>	2001, 2002, Oregon Brownfields Conference 2000, Risk-Based Approaches to Site Remediation 1996, Environmental Auditing and Management, ASTM 1992, Microbial Processes in Degradation of Groundwater Contamination, National Water Well Assoc. 1991, 8-Hour Hazardous Waste Site Supervisor 1990, Site Characterization for Subsurface Remediation, USEPA 1990, 40-Hour Hazardous Materials Handling and Response 1989, Environmental Site Assessments, National Water Well Assoc.
<b>Memberships</b>	National Groundwater Association Commercial Real Estate Women - Northwest Chapter Northwest Natural Step Network Columbia Corridor Association

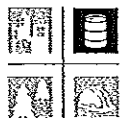
Dulcy Berri is a senior hydrogeologist with 14 years experience performing studies throughout the Northwest. She has managed complex assessment and remediation projects for major oil company properties, the Oregon Department of Corrections, the Port of Portland, and many private commercial and industrial clients. Her experiences routinely involve complex risk analysis, cost estimating, public relations and regulatory agency interactions. She has been contract manager for PBS's environmental services contract with Multnomah County since 2000.

Dulcy's technical experience includes aquifer testing; design, installation and testing of groundwater monitoring and water supply wells; feasibility testing, design, construction and operation of soil and groundwater remediation systems; hand auger, GeoProbe, hollow-stem auger and rotary drilling methods; successful agency closure on numerous cleanup projects, including institutional controls, RBCA, Voluntary Cleanup and Independent Cleanup Pathway programs.

Dulcy is Principal-in-Charge of PBS's Geological Services Group and is responsible for program direction, quality control and quarterly training programs for staff.

#### **Highlights of Project Experience**

- Contract Manager, US Corps of Engineers subcontractor performing Soil Survey at Camp Bonneville, former Army weapons range in SW Washington; Sampling and Analysis and Health and Safety Plans approved by EPA and Washington DOE, UXO subcontractor.





## Key Personnel

- Project Manager, Dredge Work and Contaminated Sediments Evaluation, boatworks site on the Columbia River; managed permitting for maintenance dredge action, site currently in DEQ VCP Program related to contaminated sediments evaluation (ongoing).
- Project Manager, Glenbrook Nickel Company sites in Oregon (Riddle and Coos Bay) undergoing closure of operations; DEQ NFA achieved at Riddle smelter site, currently working with DEQ VCP on upland and sediments at Coos Bay site.
- Contract/Project Manager, Multnomah County environmental services contract; completed UST/AST compliance audit and ongoing LUST management including rapid response to spills or leaks; contract includes asbestos, lead, indoor air quality and mold issues, managed health and safety gap audit of Facilities operations.
- Project Manager, Linfield College LUST site; completed groundwater monitoring wells and compliance monitoring following remediation work, negotiated with DEQ for deed restriction on a very limited portion of the site where Risk-Based Concentrations of gasoline constituents were elevated but could not be reasonably remediated.
- Project Manager, Agripac, Inc.; Managed Preliminary Assessments of several Willamette Valley food processing sites intended for sale by Agripac; projects included expanded site investigations, in-depth historical research to determine potential source areas, delineation of hydrogeologic features and contaminant plumes via monitoring well networks; wastewater lagoon and NPDES permit management; DEQ ICP closure.
- Project Manager/Hydrogeologist, Former Dry Cleaners site, Hillsboro, Oregon. Managed Phase One and designed subsequent soil and groundwater studies pertaining to PCE, TCE and degradation products; discovered pocket of Stoddard solvent contamination; angle-borings under the building, evaluating *Vapor Intrusion into Buildings* risk pathway; DEQ Independent Cleanup Pathway Program; in progress.
- Project Manager/Hydrogeologist, Tektronix, Inc., Beaverton, Oregon. Designed and supervised replacement of failed groundwater extraction well under RCRA Part B closure plan; EPA/DEQ oversight.
- Oversight/Senior Reviewer, Phase One Environmental Site Assessments companywide.
- Project Manager/Project Hydrogeologist, Spècht Development, various sites, Portland Metro area. Managed environmental assessment of former culvert manufacturing site in Tualatin, which received DEQ Independent Cleanup Pathway Program NFA; former lumber mill sites in Wilsonville and Tigard, high-tech sites in Hillsboro.
- Project Geologist, Oregon Department of Corrections facilities in Salem and Pendleton, Oregon. Reviewed Preliminary Assessment findings; conducted expanded PAs to further assess environmental concerns, facility environmental inspections and UST assessments; tested aquifer and water in vicinity; all projects performed under DEQ Consent Order.
- Project Coordinator/Manager, Senior Hydrogeologist, ARCO Products Company, various Pacific Northwest sites. Coordinated assessment and remediation at ARCO sites in Portland, Salem, Vancouver and Seattle; included site assessment, installation and management of remediation systems; Seattle-area groundwater extraction system included an oil-water separator and carbon vessels, discharge monitoring requirements and local agency permitting.
- Project Manager/Senior Hydrogeologist, active bulk fuel distribution facility, Estacada, Oregon. Designed a soil vapor extraction/air sparging containment and remediation system for a plume of gasoline contamination; proved highly effective in volatilizing BTEX compounds.
- Contract/Project Manager, Salem-Keizer School District, Salem, Oregon.; term contract for environmental assessment services; included evaluation of sites for elementary school relocation, soil and groundwater assessment at preferred site adjoining a waterway, that included a bulk fuel distributor, trucking firms and former lumber storage areas.

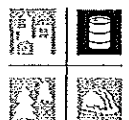






## Key Personnel

- Project Manager/Project Hydrogeologist, Burns Brothers truck stop facility, Wilsonville, Oregon. Surface water assessment, remedial design and oversight of sediment cleanup following impact by overflow of an oil-water separator, DEQ oversight and closure.
- Project Coordinator/Manager, Senior Hydrogeologist, Unocal Corporate Environmental Remediation and Technology Group. Planned and managed assessment and remediation of 25 Unocal properties throughout Washington, Idaho and Oregon, active/inactive service stations and bulk fuel facilities; designed a soil vapor extraction/air sparging containment and remediation system for a plume of gasoline contamination; proved highly effective in volatilizing BTEX compounds.
- Geologist, Washington Department of Natural Resources, performed geologic mapping of the lower Wind River Valley, Skamania County, for potential geothermal resources.
- Geologist, rock resource evaluation; examined materials for potential use by ODOT as road rock; examined rock samples and thin sections to determine stability under commercial use.
- Geologist, investigation of geothermal potential in the Fall Creek Mining District, central Oregon Cascade Range; stream sampling and mapping of mineralization and hydrothermal alteration; soil mercury survey.
- Project Manager/Hydrogeologist, Washington Parks and Recreation. Performed hydrogeologic study of future campground area at Beacon Rock State Park, researched water wells, regional geology and onsite geologic survey; sited, designed, installed and completed pump tests on new well producing up to 200 gallons per minute.



## **APPENDIX A**

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PBS Proposal/Contract to Provide a Phase One Environmental Site Assessment



PORTLAND  
SEATTLE  
VANCOUVER  
EUGENE  
BEND  
TRI-CITIES

June 16, 2003

David Evans and Associates  
C/o Mr. Bernie Brown  
2626 SW Corbett Avenue  
Portland, Oregon 97201

Via Email Only: [btb@deainc.com](mailto:btb@deainc.com)

**PROPOSAL TO PROVIDE A PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
THREE VACANT PARCELS  
SW FIRST AND MAIN STREETS  
BEAVERTON, OREGON**

Dear Mr. Brown:

We are pleased to submit this proposal to provide Phase One Environmental Site Assessment services for the above-referenced property. The "subject property" is understood to consist of three vacant tax lots (no structures).

**PROJECT APPROACH:**

The purpose of the Phase One Environmental Site Assessment is to identify environmental concerns which may present a potential liability to the property owner/prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), related state laws and regulations, and which may require further investigation. The scope of work is intended to identify what are termed *recognized environmental conditions* on the site, that is, to identify the "presence or likely presence" of subsurface contamination from hazardous substances at the site, including petroleum products.

**SCOPE OF SERVICES:**

The scope of work for this project includes a review of applicable Federal and State databases, a review of readily available records to document the past and current uses of the subject property and adjoining properties, interviews with persons with knowledge of the site, a site reconnaissance, and a final report summarizing our findings and conclusions. The project will be performed in accordance with ASTM Standard 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

4412 SW Corbett  
Portland, OR 97201  
503.248.1939 MAIN  
503.248.0223 FAX  
888.248.1939 TOLLFREE

ENGINEERING AND ENVIRONMENTAL

[www.pbseenv.com](http://www.pbseenv.com)

PBS will provide the following specific scope of services for the subject property:

1. **INITIAL MEETING:** Meet or talk with the property owner or other key personnel to further discuss the project and to obtain any information which may be relevant to the site or adjoining land. An environmental questionnaire will be submitted to the current owner for completion. It is understood that the client will provide all known environmental information, including former site use, hazardous wastes, etc.
2. **AGENCY FILE CHECK:** Using a commercial database search provider, obtain a search of regulatory agency listings per ASTM 1527-00 to identify known hazardous substance violations, contaminant discharges and other environmental problems for varying distances based upon their relative potential impact to the subject property.

In the event file review requires travel more than 30 miles from our nearest branch office, a travel time and mileage charge would be assessed.

3. **GEOLOGIC RESEARCH:** Review available soils, geology, engineering, groundwater or other reports regarding the property and the immediate vicinity.
4. **HISTORICAL REVIEW:** Review aerial photographs of the site and adjacent property to assess previous site conditions and operations (if available). Other historical information that may be reviewed includes Sanborn fire maps, city directories, building permits, or property title information (if provided by the client) to determine history of usage. Whenever feasible, the history of the property will be traced to 1940 or to a time prior to its earliest developed use, whichever is earlier.
5. **PHYSICAL INSPECTION:** Conduct one site visit, during which the property and any structures will be visually inspected for potentially hazardous materials, existing in the past or present. A field checklist will be completed, and pertinent observations related to potential environmental conditions will be recorded. Interviews with on-site personnel, tenants or other persons familiar with the history of the area may be conducted.
6. **REPORT:** A final report will be prepared containing observations and conclusions relating to the apparent environmental conditions of the site. The report will include a description of site, CAD vicinity plan, conditions encountered, and documentation of resources including regulatory and historic records reviewed, opinion and conclusions. If appropriate, recommendations will be made in the text of the report, unless PBS is directed otherwise by the client.

#### **LIMITATION OF SCOPE:**

The purpose of this phase of the work is to determine if more in-depth studies are to be developed. Observations will be made based on the best available information by trained professionals. It is not intended to be a comprehensive determination of all potential liabilities associated with a particular property, nor is it represented as a legal opinion as to the client's performance of "due diligence" concerning the purchase of real estate. Unless otherwise

specified, the scope of work does not include a review/opinion of legal instruments such as indemnification agreements, purchase and sale agreements, liens, etc. Its cursory nature is to be noted by all parties.

Unless otherwise specified in this proposal, the scope of work for the project does not address the following items: hazardous materials audit, environmental compliance (unless directly related to potential CERCLA liability); indoor air quality, mold or radon; asbestos-containing building materials, lead-based paint, wetlands and other land use issues, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the site which is needed to determine site contamination with scientific certainty.

PBS will utilize a commercial database search provider in the conduct of this project. Their report is subject to the limitations, constraints, inaccuracies and incompleteness of government information and of computer mapping data and conventions.

The findings and conclusions of this report are not scientific certainties but, rather, probabilities based on professional judgement concerning the significance of the data gathered during the course of the study. PBS is not able to represent that the subject property or adjoining land contain no hazardous waste, oil or other latent condition beyond that detected or observed by PBS during the study. The possibility always exists for contaminants to migrate undetected through surface water, air or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

**FEE:**

Phase One Environmental Site Assessment (Flat Fee)..... \$

The cost of reproduction, disposable equipment, mileage and postage are included in the above flat fee. Two hardcopies of the final report will be provided; additional hardcopies can be provided at the rate of \$30.00/copy.

**Additional Services**

The following are not included in the above fee, and would be provided on a time and materials basis upon request:

- Providing a review hardcopy, or electronic draft via email or CD, of the report;
- Providing an electronic copy via email or CD of the final report;
- Providing a reliance letter to a third party or lender;
- Providing report revisions or amendments after the report is submitted, as a result of significant information not available to PBS during the project.

David Evans and Associates  
Re: SW First and Main Streets, Beaverton, OR  
June 16, 2003  
Page 4

It is understood that the report would be addressed to the City of Beaverton, and that PBS would conduct the work under a subcontract agreement with David Evans and Associates. We have provided PBS's standard General Terms and Conditions for Professional Services ("Terms and Conditions") dated 08/2002, for your review.

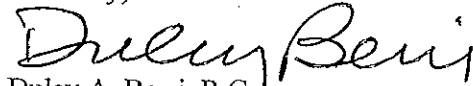
The data and information contained in this document are proprietary, and shall not be duplicated, used or disclosed in whole or in part to other parties without PBS's permission.

**SCHEDULE:**

We anticipate that our services can be started immediately upon receipt of a signed copy of this proposal. The scope of work will be completed within two weeks of the start date.

Thank you for considering PBS to be on the DEA team for this project. Please contact me if you have any questions.

Sincerely,



Dulcy A. Berri, R.G.  
Principal Hydrogeologist

Attachment: General Terms and Conditions for Professional Services (rev. 8/2002)

P:\PROPOSAL\LETTER\Env - ESA (Phase I)\DEA 1st&Main Beav.jun03.doc



## GENERAL TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

Attached to and part of our letter agreement to client outlining our specific scope of services:

The purpose of these General Terms and Conditions is to identify basic contractual obligations of PBS and Client for various professional consulting services, whereby PBS would be acting in the role of Consultant/Owner Representative for Client. Individual projects may require additional detailed descriptions of services to be provided as a supplement to this agreement.

1. **RATE SCHEDULE:** Fees for services are based on the number of hours expended on the project, including travel, by PBS personnel plus any reimbursable expenses.

	<u>Regular Rate</u>		<u>Regular Rate</u>
1. Principal Engineer/Scientist	\$125.00	9. Project Geologist/Scientist	75.00
2. Sr. Geotechnical/Soils Engineer	105.00	10. Field Engineer/Scientist	70.00
3. Sr. Environmental/Civil Engineer	95.00	11. Industrial Hygienist/Inspector	65.00
4. Environmental Planner/Permitting Specialist	90.00	12. GIS/GPS Mapping	70.00
5. Sr. Industrial Hygienist/Toxicologist	90.00	13. Field/IH Technician	50.00
6. Sr. Scientist/Hydrologist/Geologist	85.00	14. CAD/Drafting	50.00
7. Project Manager/Designer	85.00	15. Computer Programmer	80.00
8. Project Engineer/Chemist	85.00	16. Administrative Support	45.00

\* Note: Personnel in Categories 10 thru 16 will charge time exceeding eight hours per day and weekends at 125% of the regular hourly rate. Court and arbitration time will be charged at two times above rates.

2. **REIMBURSABLE EXPENSES:**

- A. **Outside Services.** Subcontracted services such as subconsultants, labor, and technical services will be invoiced at cost plus 15 percent. Examples of services which may be subcontracted include other professional disciplines, soil-boring, well installation, heavy and specialty equipment operators, geophysical surveys, and computer programming.
- B. **Supplies.** Charges for items not ordinarily furnished by PBS such as expendable equipment, rental equipment, subsistence, travel expenses, tolls, special fees, reproduction, permits, licenses, priority mail fees, and long-distance and wireless telephone calls will be invoiced at cost plus 10%.
- C. **Equipment.** Certain PBS-owned equipment (for sampling, testing, personal protective equipment, vehicle mileage, photocopying, etc.) may be required to complete the project. These will be invoiced at our standard rates without markup (rates available upon request). Current rates are as follows: vehicle mileage is \$0.42 per mile; photocopies are \$0.15 per copy; color copies are \$1.00 per copy. These rates are subject to change without notice.
- D. **Laboratory.** PBS utilizes both in-house and outside laboratories for sample analysis. We maintain a list of standard rates for sample analyses commonly utilized in conjunction with our services (available upon request).

3. **RIGHT OF ENTRY:** Unless otherwise agreed, the Client will furnish PBS right-of-entry on real property and be responsible for the propriety of the time, place, and manner of our entry upon the real property where we are to perform our services. PBS will take reasonable precautions to minimize damage to the real property from use of equipment, but have not included in the fee the cost of restoration, unless specifically included in our scope of work. If the Client desires PBS to restore the real property to its approximate former condition, we will accomplish this and add the cost plus 15 percent to our fee.
4. **BURIED UTILITIES:** PBS field personnel are trained to initiate field testing, drilling and/or sampling within a reasonable distance of each designated utility location. PBS field personnel will avoid hazards or utilities which are observed by them at the site. If PBS is advised in writing of the presence or potential presence of underground or overground obstructions, such as utilities, we will give special instructions to our field personnel. PBS is not responsible for any damage or loss due to undisclosed or unknown surface or subsurface conditions owned by client or third parties. The client will hold PBS and PBS subcontractors harmless from any loss resulting from inaccuracy of markings, of plans, or lack of plans, relating to the location of utilities. Note: Utility locates typically require 48 hours to 2 full working days advance notice.
5. **WORKER'S COMPENSATION INSURANCE:** PBS will provide Worker's Compensation insurance (and/or Employer's Liability insurance) as required by state statutes.

6. **LIABILITY INSURANCE:** PBS carries comprehensive General Liability insurance which, subject to its terms and limits, may provide protection against liability arising out of bodily injury or property damage arising out of PBS operations. PBS makes no representations or warranties concerning the effect, applicability or scope of such insurance. Upon request in writing by Client to PBS, PBS will request its insurer to name Client as an additional insured on such policies and to issue certificates to Client to that effect. PBS makes no representations or warranties regarding any act by its insurer(s), and shall not be responsible for performing any act with respect to such insurance not specifically called for by this paragraph.
7. **PROFESSIONAL LIABILITY AND LIMITATION THEREOF:** This paragraph relates only to Professional Liability and not General Liability. In performing our professional services, we will use that standard of care and skill ordinarily recognized under similar circumstances by members of our profession in the state and region at the time the services are performed. No other warranty, either expressed or implied, is made in connection with our rendering of professional services.
8. **CONTRACTED WORK:** PBS, including its subconsultants, are retained hereunder for the limited purpose of performing certain environmental surveys, providing the results of such surveys to client, and making recommendations with respect to the data produced by the surveys. PBS is not responsible for the overall environmental status of Client's project, for the interpretation of the survey results by others, for any use of its reports by Client or others except as specifically set forth herein, or for any other matter not encompassed in the specific assignment given to PBS by Client. Any unauthorized use or distribution of PBS' work shall be at the Client and recipients sole risk. If Client desires to release, or for PBS to provide, our report(s) to a third party not described above for that party's reliance, PBS will agree to such a release provided we receive written acceptance from such third party to be bound by acceptable terms and conditions similar to this agreement, in addition to a fee for extending our liability to a new party. The Client shall indemnify, defend and hold harmless PBS and its subconsultants from any claims, damages, costs, losses and expenses, including but not limited to attorney fees and costs on arbitration, trial or appeal arising out of unauthorized or third party use of PBS' reports.
9. **SAMPLES:** All samples will be discarded 30 days after submission of our final report unless other arrangements are made.
10. **PAYMENTS TO CONSULTANT:** Invoices will be submitted periodically for prior services. An account will become delinquent thirty days after date of billing. It is agreed that a late charge will be added to delinquent accounts at the rate of one-and-one-half percent (1-1/2%) for each thirty days delinquent (provided the rate of such late charge shall not exceed the maximum allowable by the laws of the state in which our office submitting the invoice is located).
11. **OTHER PROVISIONS:** Neither party shall hold the other responsible for delay in performance caused by acts of God, strikes, lockouts, weather, accidents, or other events beyond the control of the other or the other's employees and agents.

Waivers by either party of any provision, term, condition or covenant, shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party by providing written notice. This agreement supersedes any contract language which may be issued by client as a matter of standard purchasing protocol without regard to the unique nature of professional services.

An opinion of construction, remediation and restoration costs prepared by PBS represents our judgement as a professional. Since we have no control over the cost of labor and material, or over competitive bidding or market conditions, we do not guarantee the accuracy of our opinion as compared to contractor bids of actual cost to the Client.

It is understood and agreed by both parties that PBS, in performing professional services for the Client with respect to hazardous substances, will make recommendations to the Client but does not have the authority or responsibility to decide where disposal or treatment takes place, nor to designate how or by whom the hazardous substances are to be transported for disposal or treatment. It is understood that PBS is not the generator or site operator and does not own the hazardous waste discovered, handled or removed from the owner's property. Client agrees under advice from client's counsel to timely disclosure to appropriate public agencies as required by law; any information that may be necessary to prevent damage to human health, safety, or the environment. Client agrees that PBS and its consultants are not responsible for the creation of the condition(s) PBS is being asked to investigate and that it would be unfair for PBS to be exposed to claims of injury or damage as a result of the conditions. In addition, Client understands that it is possible that exploration and investigation may fail to reveal the presence, location or source of the condition(s) being investigated even when the condition(s) is assumed or expected to exist. Client understands that PBS' failure to discover and/or locate the condition(s) or the spread of the condition(s) through appropriate and mutually agreed upon techniques does not guarantee that the condition(s) does or does not exist. Client agrees that it would be unfair to hold PBS liable for creating the condition(s) or the spread of the condition(s) providing PBS meets a reasonable standard of care and/or as described by supplemental proposal. Accordingly, Client Waives any resulting claims against PBS and its consultants, and agrees to defend, indemnify and hold harmless PBS and its consultants from any and all claims or liability for injury or loss arising from the creation of the original condition(s) or the unintentional exacerbation of the original condition(s) by PBS, the exacerbation of hazardous conditions by others, the discovery of any condition, location of any condition and/or allowing any condition to exist. Client also agrees to fairly compensate PBS and its consultants for any time spent and expenses incurred in the defense of any such claim.

PBS does not provide legal opinions, and recommends client seek legal counsel for advice on issues such as the appropriateness of a particular scope of work to minimize legal liability, potential cost recovery from responsible parties, and to assess the value of maintaining attorney/client privilege for work conducted under this agreement.

In the event there is a dispute between PBS and the Client concerning the performance of any provision in this agreement, the losing party shall pay the prevailing party reasonable attorney's fees and costs on trial or appeal. In addition, Client agrees to pay PBS for all employee time, costs, and witness costs incurred for collection activity.

This agreement can be terminated at any time by either party. If terminated prior to the completion of a scope of work, PBS shall be entitled to its portion of fees for any work performed in accordance with the above rate schedule.



## AUTHORIZATION FOR SUBCONSULTANT SERVICES

SUBCONSULTANT: PBS Engineering and Environmental (PBS)

DATE: June 18, 2003.

ADDRESS: 4412 SW Corbett, Portland, OR 97201.

The signing of this Authorization (Agreement) by SUBCONSULTANT and David Evans and Associates, Inc. (DEA) authorizes SUBCONSULTANT to carry out and complete the services as described below in consideration of the mutual covenants set forth below.

1. **PROJECT:** The services described below are to be provided by SUBCONSULTANT in connection with a Project identified as follows:

City of Beavertons acquisition of the Kabdebo property, 12755-12775 SW First Street, Beaverton, OR 97005.

2. **SCOPE OF SERVICES:** SUBCONSULTANT will perform the following services:

Scope of Services - Attachment A.

3. **FEE FOR SERVICES:** SUBCONSULTANT's fee for services identified above shall be as indicated below following the checked boxes

- ☐ A retainer amount of \$\_\_\_\_\_ payable at the time this Authorization is executed. This retainer amount shall apply to the fees due under this Agreement at the completion of the services provided by SUBCONSULTANT.  
☒ A fixed fee of \$2,000.  
☐ A fee amount based on the attached Personnel Rates and Expenses - Attachment B.  
☐ Other: \_\_\_\_\_

4. **EXTRA SERVICES:** SUBCONSULTANT will also perform Extra Services (services not specified under Scope of Services), provided SUBCONSULTANT and DEA have agreed in writing to the scope of and fee for such Extra Services.

5. **ATTACHMENTS:** The following documents that are attached to this Agreement are incorporated herein and by this reference made part hereof:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Standard Provisions          | <input checked="" type="checkbox"/> Scope of Services - Attachment A            |
| <input type="checkbox"/> Special Construction-Related Provisions | <input checked="" type="checkbox"/> Personnel Rates and Expenses - Attachment B |
| <input type="checkbox"/> Special Environmental Provisions        | <input type="checkbox"/> Other: _____   |

SUBCONSULTANT and DEA acknowledge that they are in agreement with the terms and conditions as set forth in this Authorization.

ACCEPTED FOR SUBCONSULTANT:  
PBS.

BY

TITLE

DATE

Dulany Berri  
Principal  
June 19, 2003

ACCEPTED FOR DEA:  
DAVID EVANS AND ASSOCIATES, INC.

BY

TITLE

DATE

BY

TITLE

DATE

[Signature]  
Dir. Peril Estate Services  
6/24/03  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## STANDARD PROVISIONS:

- S-1. **STANDARD OF CARE:** Services provided by SUBCONSULTANT under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.
- S-2. **QUALIFICATIONS:** SUBCONSULTANT warrants that all employees of SUBCONSULTANT who perform any portion of the Services shall be fully qualified to perform such services and appropriately licensed as necessary.
- S-3. **TIME PERIOD FOR PERFORMANCE OF SERVICES:** SUBCONSULTANT will commence its services within 7 days of receipt by SUBCONSULTANT of the executed Agreement. SUBCONSULTANT will perform its services in a diligent manner. SUBCONSULTANT is not responsible for delays caused by factors beyond SUBCONSULTANT's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or regulatory authority to act in a timely manner, failure of the DEA to furnish timely information or approve or disapprove of SUBCONSULTANT's services promptly, or delays caused by faulty performance by DEA or by contractors of any level.
- S-4. **COMPLIANCE WITH APPLICABLE LAWS:** SUBCONSULTANT and any lower-tier subconsultants shall comply with all federal, state and local laws and ordinances applicable in conducting SUBCONSULTANT's business and performing services under this Agreement.
- S-5. **COMPENSATION:** SUBCONSULTANT's compensation for services performed under this Agreement shall be calculated as set forth on Attachment B.
- S-6. **INVOICING:** SUBCONSULTANT may submit invoices to DEA not more than once each month by the 20<sup>th</sup> day of each month. Such invoices will represent the value of the completed Scope of Services and will be prepared in a form and supported by documentation as DEA may reasonably require. Invoices will be reviewed and subject to approval by DEA before submittal to OWNER. In the event of a disputed or contested billing, only that portion so contested will be withheld from submittal to OWNER. DEA will exercise reasonableness in contesting any billing. SUBCONSULTANT shall submit invoices and required documentation no later than 90 days after performance of the work reflected in the invoice. DEA shall have no obligation to pay for services that are not invoiced in a timely fashion as referenced above unless prior written approval has been given.
- S-7. **PAYMENT:** Payment from OWNER to DEA is a condition precedent for payment by DEA to SUBCONSULTANT. Upon payment from OWNER to DEA, payment will be made by DEA to SUBCONSULTANT within 30 days for the approved invoice amount, less any retainage by OWNER.
- S-8. **FINAL PAYMENT:** Within 30 days of completion of the Scope of Services, SUBCONSULTANT will submit a final invoice to DEA and will notify DEA, in writing, that the Scope of Services is complete and that final payment is due. If the Scope of Services has been completed to the satisfaction of DEA and if all other provisions of this Agreement have been fulfilled, DEA will submit to the OWNER a final recommendation as to the amount due SUBCONSULTANT. Final payment will be made within 15 working days of receipt of said payment from the OWNER.
- S-9. **FURNISHED DATA:** DEA will provide to SUBCONSULTANT the relevant data in its possession, including, but not limited to, previous reports, maps, surveys, borings, and other information relating to SUBCONSULTANT's Scope of Services. DEA will delineate the boundary of the area(s) that comprise the Project.
- S-10. **ACCESS TO FACILITIES AND PROPERTY:** DEA shall arrange access to facilities and property on which SUBCONSULTANT requires access, as necessary for SUBCONSULTANT's services.
- S-11. **PERMITS, LICENSES, AND FEES:** Unless otherwise specified in the Scope of Services, SUBCONSULTANT will obtain and pay for all permits and licenses, and give all necessary notices required by law that are associated with SUBCONSULTANT's performance of the Scope of Services.
- S-12. **INSTRUMENTS OF SERVICE:** All reports, plans, specifications, field data and notes and other documents, whether in hardcopy or in electronic form, including but not limited to software, e-mail or internet transfers, prepared by DEA or DEA's subconsultants, are instruments of professional service and are not products. In a discrepancy between a hardcopy document and electronic media, the hardcopy document shall govern.
- S-13. **DEA RETAINS OWNERSHIP:** DEA shall retain ownership of all instruments of professional service, whether in electronic media form or otherwise, and whether or not the project is completed.
- S-14. **NO REUSE WITHOUT WRITTEN CONSENT:** Any reuse, change or alteration of any instrument of professional service is not permitted without written consent of DEA.
- S-15. **COPIES OF DATA:** One legible copy each of all laboratory, field, or other notes, log book pages, and technical data, compilations, designs, and other instruments of service prepared under this Agreement will be delivered by SUBCONSULTANT to DEA upon completion of the Scope of Services or termination of this Agreement.
- S-16. **CHANGES IN SCOPE OF SERVICES:** DEA may, by written order only, make changes, revisions, additions, or deletions (collectively hereinafter called "changes") in the Scope of Services. SUBCONSULTANT will immediately, upon knowledge of any potential changes (including actions, inactions, and written or oral communications) that do not conform to the authorized method of directing changes specified herein, notify DEA of such changes and will request written direction on how to proceed. SUBCONSULTANT will not proceed with any changes unless notified in writing to proceed by DEA. Any claim by SUBCONSULTANT for any adjustment in fee or for an adjustment in time schedule under this paragraph must be asserted in writing fully supported by factual information.
- S-17. **SUSPENSION OF SERVICES:** SUBCONSULTANT will, upon 3 working days of written notice from DEA, suspend, delay, or interrupt all or a part of the Scope of Services. In such event, SUBCONSULTANT will resume the Scope of Services within 3 days of receiving written notice from DEA.
- S-18. **DELAYS AND CONTRACT ADJUSTMENT:** If SUBCONSULTANT is delayed in the progress of the Scope of Services by any act or neglect of DEA, or by any separate contractor, or by other factors beyond SUBCONSULTANT's reasonable control, including but not limited to delays such as those listed in paragraph S-3, Time Period for Performance

of Services, SUBCONSULTANT will, within 24 hours of the start of the occurrence, give notice to DEA of the cause of the potential delay and estimate the possible time and/or compensation adjustment involved. Within 3 working days after the cause of delay has been remedied, SUBCONSULTANT will give notice to DEA of any actual time or compensation adjustment requested as a result of the aforementioned occurrence.

- S-19. **COMPLETION OF WORK:** If SUBCONSULTANT, except for causes beyond its control, fails to complete the work herein prescribed, so as to be finally approved and accepted by the time specified herein, and if through such failure DEA shall be penalized by OWNER (as identified by DEA), then, and in such event, SUBCONSULTANT shall reimburse DEA for any sum or sums of money that DEA shall rightfully pay to the OWNER because of such default of the SUBCONSULTANT.
- S-20. **MEDIATION:** DEA and SUBCONSULTANT agree that all disputes between them arising out of or relating to this Agreement shall be submitted to mediation.
- SUBCONSULTANT further agrees to include a similar mediation provision in all agreements with other contractors and consultants retained by them for the project, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.
- S-21. **TERMINATION:** DEA may terminate for cause or convenience immediately upon written notice without penalty, or damages.
- S-22. **GOVERNING LAW AND JURISDICTION:** This Agreement shall be interpreted, construed, governed and enforced in accordance with and under the laws of the State of Oregon, without regard to the principles of conflicts of law. Any case, controversy, suit action, mediation, or proceeding arising out of, in connection with, or related to this Agreement shall be brought in the State of Oregon. The undersigned expressly consents to the personal jurisdiction in the State of Oregon.
- S-23. **ATTORNEY'S FEES AND EXPENSES:** In the event a suit or action is instituted to enforce any of the terms or conditions of this Agreement, the losing party shall pay to the prevailing party, in addition to the costs and disbursements allowed by statutes, such sum as the court may adjudge reasonable as attorney's fees in such suit or action, in both trial court and appellate courts.
- S-24. **INTERPRETATION:** Indemnities in this Agreement are business understandings between the parties, including their employees, affiliated companies, and officers, and will apply to all the different theories of recovery, including breach of contract or warranty, tort including negligence, strict or statutory liability, or any other cause of action.
- S-25. **INDEMNIFICATION:** To the fullest extent permitted by law, SUBCONSULTANT agrees to indemnify, and hold harmless DEA from any claims, damages, losses and costs arising out of claims by third parties for losses, property damage and bodily injury, including death, and caused solely by the negligent acts or omissions of SUBCONSULTANT, its employees, affiliated companies, officers, agents and subcontractors or other entity for whom SUBCONSULTANT is legally liable.

To the fullest extent permitted by law, DEA agrees to indemnify, and hold harmless SUBCONSULTANT from any claims, damages, losses and costs arising out of claims by third parties for losses, property damage and bodily injury,

including death, and caused solely by the negligent acts or omissions of the DEA, its employees, affiliated companies, officers, agents or other entity for whom DEA is legally liable.

If the negligent act of omission or both SUBCONSULTANT and DEA (or an entity they are legally liable for) is a cause of such damage or injury, the loss, cost or expense shall be shared between SUBCONSULTANT and DEA in proportion to their relative degrees of negligence.

- S-26. **SUBCONSULTANT'S INSURANCE:** SUBCONSULTANT shall furnish, within 10 calendar days from the date of this Agreement, insurance certificates evidencing the dates, amount, and type of insurance required by this Agreement. SUBCONSULTANT's insurance shall be primary and non-contributing with respect to insurance carried by DEA. SUBCONSULTANT agrees to name DEA and OWNER, as identified by DEA, as an additional insured and waive subrogation on SUBCONSULTANT's Comprehensive Automobile and Vehicle Liability and Commercial General Liability Insurance policies on Form CG 2010 11-85. SUBCONSULTANT will maintain the following insurance for a period of one (1) year after substantial completion of the project:

Worker's Compensation Insurance in the statutory amount and Employer's Liability insurance with a minimum limit of \$100,000.

Comprehensive Automobile and Vehicle Liability Insurance covering claims for injuries to members of the public and/or damages to property of others arising from use of motor vehicles, including on-site and off-site operations, and owned, non-owned, or hired vehicles, with \$1,000,000 combined single limits.

Commercial General Liability Insurance covering claims for injuries to members of the public or damage to property of others arising out of any act or omission of SUBCONSULTANT or any of its employees, agents, or subcontractors, with limits of \$1,000,000 per occurrence and in the aggregate.

Professional Liability Insurance with limits of \$1,000,000 per claim and in the aggregate.

- S-27. **SUCCESSOR INTERESTS:** The covenants, conditions and terms of this Agreement shall extend to and be binding upon and inure to the benefit of the heirs, personal representatives and assigns of the parties hereto.
- S-28. **NO THIRD-PARTY BENEFICIARIES:** This Agreement gives no rights or benefits to anyone other than DEA and SUBCONSULTANT and has no third-party beneficiaries.
- S-29. **ASSIGNMENT:** Neither SUBCONSULTANT nor DEA shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to rights of action, monies that are due or monies that may be due) without the prior written consent of the other party. Upon prior written approval by DEA, SUBCONSULTANT may employ other party or entity necessary to complete services required to be performed by SUBCONSULTANT under the terms of this Agreement.
- S-30. **WAIVER:** No waiver of a breach of any covenant, term or condition of this Agreement shall be a waiver of any other or subsequent breach of the same or any other covenant, term or condition or a waiver of the covenant, term or condition itself.

- S-31. **SEVERABILITY AND SURVIVAL:** If any of the provisions contained in this Agreement are held for any reason to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision, and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- S-32. **ACCESS TO ACCOUNTING RECORDS:** SUBCONSULTANT will maintain accounting records, in accordance with generally accepted accounting principles and practices, to substantiate all invoiced amounts. These records will be available to DEA during SUBCONSULTANT's normal business hours for a period of one (1) year after SUBCONSULTANT's final invoice for examination to the extent required to verify the direct costs (excluding established or standard allowances and rates) incurred hereunder. DEA may only audit accounting records applicable to a cost-reimbursable type compensation.
- S-33. **ENTIRE AGREEMENT:** This Agreement, including its attachments and schedules, constitutes the entire agreement between DEA and SUBCONSULTANT and supersedes all prior or contemporaneous oral or written representations or agreements. This Agreement shall not be modified except with written documents signed by both parties.
- S-34. **NONDISCRIMINATION:** During the performance of this Agreement, to the extent applicable and as required to do so by law, DEA will not discriminate against any employee or applicant for employment with regard to race, color, sex, religion, national origin (Title VII of the Civil Rights Act of 1964, 42 U.S.C. § 2000e; Executive Order 11246 as amended, 29 CFR § 1601.30, 41 CFR § 60-61.42), pregnancy (Pregnancy Discrimination Act, 42 U.S.C. § 2000e(k)), age 40 years or older (Age Discrimination in Employment Act (29 U.S.C. §§ 621-634), citizenship status (Immigration Reform and Control Act, 8 U.S.C. §§ 1324(a) et seq.), physical or mental disability (Americans with Disabilities Act, 42 U.S.C. §§ 1201 et seq.; the Rehabilitation Act of 1973, 41 CFR § 60-741.5, § 60-741.44), or military, veteran or qualified disabled Vietnam era veteran status (Uniformed Services Employment and Reemployment Rights Act, 38 U.S.C. §§ 4301-4333; the Vietnam Era Veterans' Readjustment Act, 41 CFR § 60-250.6(g)). All personnel decisions, including, but not limited to, recruitment, hiring, training, promotion, compensation, overtime, benefits, safety, transfers and layoffs, will be administered without discrimination. All such personnel activities conducted in performance of this Agreement will be executed in compliance with, where applicable and as required by law to do so, the Fair Labor Standards Act (29 U.S.C. § 201-219), the Equal Pay Act (29 U.S.C. § 206(d)), the Portal to Portal Pay Act (29 U.S.C. § 251-262), the Walsh-Healy Public Contracts Act (41 U.S.C. § 35-45), and the Contract Work Hours and Safety Standards Act (40 U.S.C. § 327 et seq.). Additionally, if the remuneration for the services performed under the terms of this Agreement is to be received, in part or in full, from federal assistance and, to the extent this Agreement places such activities under the authority and control of DEA, then, as applicable and required to do so by law, DEA will not discriminate against, exclude from participation in, deny the benefits of, or subject to discrimination any person on the basis of race, color or national origin (Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d) or when providing the maximum practicable opportunity to participate as subcontractors to small businesses, (FAR 19.7, FAR 52.219-9, 13 CFR § 124.112, & 124.113).

#### SPECIAL CONSTRUCTION-RELATED PROVISIONS:

- C-35. **CONSTRUCTION DOCUMENTS:** DEA will have all services specified in this Agreement performed by SUBCONSULTANT, employing specifications and Contract Documents, generally conforming to \_\_\_\_\_ standards and recommendations, all subject to DEA's review and approval.
- C-36. **SUBCONSULTANT ON-SITE ACTIVITIES:** SUBCONSULTANT is responsible for the safety of SUBCONSULTANT's own personnel. In addition, SUBCONSULTANT's on-site work shall not interfere with the general safety of others, including but not limited to the safe operation of bicycle, pedestrian, vehicular, rail and marine traffic. When necessary to execute the services of this Agreement, SUBCONSULTANT shall implement temporary protection and direction of traffic in compliance with applicable state and local standards and requirements.

#### SPECIAL ENVIRONMENTAL-RELATED PROVISIONS:

- E-37. **DEFINITIONS: Hazardous Environmental Condition:** Refers to the presence of asbestos, petroleum and related products, hazardous waste, radioactive materials, and pollution at the project site.
- Hazardous Substance:** Shall have the same meaning as given under the Comprehensive Environmental Response, Compensation and Liability of 1980 Act (CERCLA) 42 USC § 9601(14), as interpreted by the United States Environmental Protection Agency regulations (EPA) as amended from time to time.
- Hazardous Waste:** Shall have the same meaning as given under the Resource Conservation and Recovery Act (RCRA) 42 USC § 6901, as amended from time to time.
- Pollution:** Shall mean the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and materials to be recycled, reconditioned or reclaimed.
- E-38. **THE EXISTENCE OF HAZARDOUS ENVIRONMENTAL CONDITIONS:** In the event that SUBCONSULTANT becomes aware of or suspects the presence of any Hazardous Environmental Conditions on the Project site, then SUBCONSULTANT shall inform DEA. Unless specified in the Scope of Services, DEA acknowledges that SUBCONSULTANT is not responsible, in any way, for generating, handling, treating, removing, storing, transporting, disposal, or any other aspect of the Hazardous Environmental Condition.
- E-39. **SERVICES FOR HAZARDOUS ENVIRONMENTAL CONDITIONS:** If a Hazardous Environmental Condition in any form is encountered or suspected, SUBCONSULTANT will stop its work in the affected area of the Project to permit testing and evaluation and will cooperate with DEA and OWNER to allow remediation to be performed.
- E-40. **DISPOSAL OF HAZARDOUS SAMPLES, CONTAMINATED MATERIALS, OR EQUIPMENT:** Unless otherwise agreed to, SUBCONSULTANT shall not be responsible for generating, handling, treating, removing, storing, transporting, disposal of samples, material or equipment containing Hazardous Substances. All samples, material and equipment shall be returned to the project site upon DEA's directive unless other arrangements are agreed to in writing.

# ATTACHMENT A

## SCOPE OF SERVICES

City of Beavertons acquisition of the Kabdebo property, 12755-12775 First Street, Beaverton, OR 97005.

The following items describe the Scope of Services that SUBCONSULTANT shall perform for DEA under this Agreement.

The attached e-mail and proposal letter of June 16, 2003 from Dulcy Berri, R. G., PBS Engineering and Environmental for a Phase I Environmental Site Assessment of the Kabdebo property.

## **APPENDIX B**

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Standard Environmental Records Search Report  
Environmental FirstSearch

*TRACK ► INFO SERVICES, LLC*

## **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**SW 1ST AND MAIN ST**

**BEAVERTON OR 97005**

**Job Number: 16920.000**

**PREPARED FOR:**

**PBS Engineering and Environmental**

**4412 SW Corbett Ave**

**Portland, OR 97239**

06-24-03



*Tel: (323) 664-9981*

*Fax: (323) 664-9982*

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## *Environmental FirstSearch Search Summary Report*

**Target Site: SW 1ST AND MAIN ST**

**BEAVERTON OR 97005**

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-08-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-09-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	12-09-02	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-09-02	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	12-09-02	0.25	0	3	6	-	-	0	9
RCRA NLR	Y	12-09-02	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	09-18-02	1.00	0	3	7	4	8	0	22
Spills-1990	Y	04-17-02	0.12	0	1	-	-	-	0	1
SWL	Y	10-01-01	0.50	0	0	0	1	-	0	1
REG UST/AST	Y	01-16-03	0.25	0	1	8	-	-	0	9
Leaking UST	Y	02-11-03	0.50	0	4	15	43	-	0	62
- TOTALS -				0	12	36	48	8	0	104

### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

### Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.



*Environmental FirstSearch  
Site Information Report*

Request Date: 06-24-03  
Requestor Name: Claudia Byes-Lund  
Standard: ASTM

Search Type: COORD  
Job Number: 16920.000  
Filtered Report

TARGET ADDRESS: SW 1ST AND MAIN ST  
BEAVERTON OR 97005

*Demographics*

Sites: 104	Non-Geocoded: 0	Population: NA
Radon: NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-122.808011	-122:48:29	Easting:	515003.506
Latitude:	45.486543	45:29:12	Northing:	5036801.8
			Zone:	10

*Comment*

Comment:
----------

*Additional Requests/Services*

Adjacent ZIP Codes: 0 Mile(s)					Services:	
ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
					Sanborns	No
					Aerial Photographs	No
					Topographical Maps	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

# *Environmental FirstSearch*

## *Sites Summary Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

**TOTAL:** 104      **GEOCODED:** 104      **NON GEOCODED:** 0      **SELECTED:** 104

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
7	RCRAGN	RIDDLE PRESS ORD987192804/VGN	4555 SW MAIN BEAVERTON OR 97005	0.01 NW	10
82	LUST	MAGEE BROTHERS BEAUTY SCHOOL 34-00-5535	4500 SW WATSON BEAVERTON OR 97005	0.04 NE	62
9	RCRAGN	VORHIES CARL B DDS ORQ000020842/VGN	12755 SW 2ND ST BEAVERTON OR 97005	0.06 SE	12
17	STATE	CANYON EXCHANGE CRL1709	12720 SW CANYON RD BEAVERTON OR 97005	0.10 NE	16
18	STATE	CANYON EXCHANGE ESCH1709/LISTED ON CONFIRMED	12720 SW CANYON RD BEAVERTON OR 97005	0.10 NE	16
56	LUST	COOKS CLEANERS 34-91-0483	12750 SW CANYON ROAD BEAVERTON OR	0.10 NE	47
20	STATE	FAMOUS BRAND TIRES (FORMER) ESCH1738/SUSPECT SITE REQUIR	12700 SW CANYON RD BEAVERTON OR 97005	0.10 NE	18
40	UST	PACIFIC PRIDE 9129	12700 SW CANYON RD PORTLAND OR 97005	0.10 NE	18
89	LUST	PACIFIC PRIDE (FAMOUS BRAND TIRES) 34-90-0383	12700 SW CANYON ROAD PORTLAND OR 97005	0.10 NE	18
1	RCRAGN	BEAVERTON CLEANERS & LDRY CO ORD982659187/VGN	12855 SW CANYON RD BEAVERTON OR 97005	0.12 NW	1
45	LUST	BEAVERTON CLEANERS, HOT 34-98-0658	12855 SW CANYON ROAD BEAVERTON OR 97005	0.12 NW	1
32	SPILLS	RESP. CO.; BEAVERTON SWIM CENTE FM:HM-09-930115	12850 SW 3RD BEAVERTON OR 97005	0.12 SW	27
6	RCRAGN	RASMUSSEN & CO PAINT DIV ORD980834972/VGN	12655 SW BEAVERDAM RD BEAVERTON OR 97005	0.13 NE	9
92	LUST	RASMUSSEN & CO. 34-89-0194	12655 S,W, BEAVERDAM RD BEAVERTON OR 97005	0.13 NE	9
41	UST	RASMUSSEN & CO. 7410	12655 SW BEAVERDAM RD BEAVERTON OR 97005	0.13 NE	9
30	STATE	RASMUSSEN PAINTS ESCH153/LISTED ON CONFIRMED	12655 SW BEAVERDAM RD BEAVERTON OR 97005	0.13 NE	9
29	STATE	RASMUSSEN PAINTS CRL153	12655 SW BEAVERDAM RD BEAVERTON OR 97005	0.13 NE	9
34	UST	BEAVERTON HIGH SCHOOL 1960	13000 SW 2ND ST BEAVERTON OR 97005	0.14 SW	5
47	LUST	BEAVERTON HIGH SCHOOL 34-89-0104	13000 SW SECOND ST BEAVERTON OR 97005	0.14 SW	5
11	STATE	BEAVERTON HIGH SCHOOL ESCH1090/SUSPECT SITE REQUIR	13000 SW 2ND ST BEAVERTON OR 97005	0.14 SW	5
4	RCRAGN	BEAVERTON SD 48 BEAVERTON HS ORD987182748/VGN	13000 SW 2ND ST BEAVERTON OR 97005	0.14 SW	5

# *Environmental FirstSearch* *Sites Summary Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

**TOTAL:** 104      **GEOCODED:** 104      **NON GEOCODED:** 0      **SELECTED:** 104

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
35	UST	BP OIL SITE #11037 729	12975 SW CANYON RD & CEDA BEAVERTON OR 97005	0.15 NW	30
52	LUST	BP OIL SITE #11037 34-87-0008	12975 SW CANYON ROAD/CEDAR BEAVERTON OR 97005	0.15 NW	30
48	LUST	BEAVERTON HONDA 34-89-0170	12520 SW CANYON RD BEAVERTON OR 97005	0.16 NE	3
12	STATE	BEAVERTON HONDA ESCI1185/SUSPECT SITE REQUIRI	12520 SW CANYON RD BEAVERTON OR 97005	0.16 NE	3
3	RCRAGN	BEAVERTON HONDA ORD987194263/VGN	12520 SW CANYON RD BEAVERTON OR 97005	0.16 NE	3
5	RCRAGN	CIRCLE K STORE 30091 ORD987184702/VGN	12975 SW CANYON RD BEAVERTON OR 97005	0.16 NW	6
64	LUST	FIRESTONE #4891-013854 34-96-0398	13025 SW CANYON RD BEAVERTON OR 97005	0.18 NW	35
37	UST	FIRESTONE #4891-013854 3682	13025 SW CANYON RD BEAVERTON OR 97005	0.18 NW	35
91	LUST	PEARCE, JOSEPH 34-02-0206	4920 SW MAIN ST BEAVERTON OR 97005	0.18 SW	66
46	LUST	BEAVERTON HIGH SCHOOL 34-00-0049	13000 SW 2ND STREET BEAVERTON OR 97005	0.19 SW	43
58	LUST	DAMEROW FORD (SEE 34-90-450) 34-90-0469	12325 SW CANYON RD BEAVERTON OR 97005	0.20 NE	11
36	UST	FAR WEST INVESTMENT CO 10930	12475 SW CANYON RD BEAVERTON OR 97005	0.20 NE	33
62	LUST	FAR WEST INVESTMENT CO/CAINS FLYING 34-96-0413	12475 SW CANYON RD BEAVERTON OR 97005	0.20 NE	33
38	UST	HONDA OF BEAVERTON, ROBERT D LANP 1649	12425 SW BROADWAY BEAVERTON OR 97005	0.20 NE	36
23	STATE	INFINITI ARCO ESCI1439/SUSPECT SITE REQUIRI	12450 SW CANYON RD BEAVERTON OR 97005	0.20 NE	21
75	LUST	INFINITI ARCO #90811 34-95-0059	12450 SW CANYON ROAD BEAVERTON OR 97005	0.20 NE	21
8	RCRAGN	THOMASON FORD OF BEAVERTON ORD027603471/SGN	12325 SW CANYON RD BEAVERTON OR 97005	0.20 NE	11
102	LUST	WEIGEL, E HOT 34-97-0601	4290 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.20 NW	73
21	STATE	HALL BLVD TEXACO ESCI2103/LISTED ON CONFIRMED	4655 SW HALL BLVD BEAVERTON OR 97005	0.20 SE	19
39	UST	NICK S FAMILY AUTO SERVICE 8275	4655 SW HALL BLVD BEAVERTON OR 97005	0.20 SE	19

# Environmental FirstSearch

## Sites Summary Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

**TOTAL:** 104      **GEOCODED:** 104      **NON GEOCODED:** 0      **SELECTED:** 104

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
87	LUST	NIKOLY NIKOLOV/NICK S FAMILY AUTOSE 34-97-0255	4655 SW HALL BLVD BEAVERTON OR 97005	0.20 SE	19
98	LUST	UNITY CHURCH OF BEAVERTON 34-00-5093	12650 SW 5TH AVENUE BEAVERTON OR 97005	0.21 SE	71
22	STATE	INFINITI - BEAVERTON ESCH1106/NO FURTHER ACTION RE	4425 SW HALL BLVD BEAVERTON OR 97005	0.22 NE	20
2	RCRAGN	BEAVERTON FOODS INC ORQ000008656/VGN	4220 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.22 NW	2
85	LUST	MILLIKAN RD, HOT 34-02-0539	4220 SW CEDAR HILLS BLVD BEAVERTON OR	0.22 NW	2
66	LUST	G.T.E. - BEAVERTON CENTRAL OFFICE 34-90-0282	4155 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.25 NW	41
42	UST	VERIZON BEAVERTON CENTRAL OFFICE 5662	4155 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.25 NW	41
19	STATE	DAMEROW FORD ESCH1766/NO FURTHER ACTION RE	12325 SW CANYON RD BEAVERTON OR 97005	0.26 NE	17
97	LUST	TIME OIL CO 34-00-0846	12130 BROADWAY BEAVERTON OR 97005	0.26 NE	70
51	LUST	BEAVERTON, CITY OF 34-90-0474	4950 SW HALL BLVD BEAVERTON OR 97005	0.27 SE	29
65	LUST	FOSTER, ANITA 34-01-8016	5030 SW WASHINGTON AVE BEAVERTON OR 97005	0.27 SE	51
74	LUST	HOLLAND FEED HOT 34-97-0589	12250 SW BROADWAY BEAVERTON OR 97005	0.28 NE	57
88	LUST	OREGON WORSTED PROPERTY 34-02-0657	12255 SW BROADWAY BEAVERTON OR	0.28 NE	65
71	LUST	HATTENBAUER, CHRISTINE 34-01-6465	5100 SW ERICKSON BEAVERTON OR 97005	0.29 SW	54
103	LUST	WENDT, B HOT 34-92-5116	5120 SW ERICKSON BEAVERTON OR 97005	0.29 SW	74
83	LUST	MCCALL HEATING OIL 34-88-0087	13355 SW FARMINGTON ROAD BEAVERTON OR 97007	0.30 NW	37
50	LUST	BEAVERTON POST OFFICE HOT 34-90-0382	4550 SW BETTS BEAVERTON OR 97005	0.30 SE	40
55	LUST	CITY OF BEAVERTON FIRE DEPT., HOT 34-99-0767	12305 SW 5TH ST BEAVERTON OR 97005	0.30 SE	46
78	LUST	JIFFY LUBE #1015 34-99-0167	13325 SW CANYON RD BEAVERTON OR 97005	0.31 NW	7
54	LUST	CITY OF BEAVERTON 34-00-5969	5050 SW HALL BLVD BEAVERTON OR 97005	0.31 SE	45

# Environmental FirstSearch Sites Summary Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

**TOTAL:** 104      **GEOCODED:** 104      **NON GEOCODED:** 0      **SELECTED:** 104

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
33	SWL	CITISTICS, INC. MATERIAL RECOVERY F 473	5150 SW ALGER AVE BEAVERTON OR 97005	0.32 SE	28
81	LUST	LUCKE, W HOT 34-96-0234	5205 SW MAIN BEAVERTON OR 97005	0.32 SW	61
57	LUST	D & B TIRE, INC. 34-98-0615	12100 SW BROADWAY BEAVERTON OR 97005	0.33 NE	31
53	LUST	CARRIAGE HOUSE AUTOMOTIVE SERVICE 34-96-0566	13375 SW CANYON LANE BEAVERTON OR 97225	0.34 NW	44
96	LUST	SUNSET FUEL 34-91-0042	13275 SE HENRY BEAVERTON OR 97005	0.34 NW	38
84	LUST	MENDENHALL, DAVID 34-01-6752	5150 SW HALL BLVD BEAVERTON OR 97005	0.34 SE	63
59	LUST	DAMEROW FORD SERVICE 34-90-0450	4070 SW HALL BEAVERTON OR 97005	0.35 NE	32
99	LUST	UNOCAL #5315 #2 34-90-0033	12075 SW CANYON ROAD BEAVERTON OR 97005	0.36 NE	39
100	LUST	UNOCAL STATION #5315 34-88-0106	12075 SW CANYON ROAD BEAVERTON OR 97005	0.36 NE	39
44	LUST	BARNES, L HOT 34-92-5067	12420 SW SEVENTH BEAVERTON OR 97005	0.36 SE	42
79	LUST	KELLER, K HOT 34-97-0851	13170 SW PEARL BEAVERTON OR 97005	0.37 SW	60
101	LUST	VOGLE, DEANNE 34-01-6304	4770 SW FAIRMOUNT DR BEAVERTON OR 97005	0.37 SW	72
49	LUST	BEAVERTON NISSAN 34-88-0053	3855 SW CEDAR HILLS BEAVERTON OR 97005	0.38 NW	4
15	STATE	BEAVERTON NISSAN ESCII796/NO FURTHER ACTION RE	3855 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.38 NW	4
95	LUST	SHAMBAUSH, M HOT 34-94-5222	5255 SW HALL BLVD BEAVERTON OR 97008	0.38 SE	69
67	LUST	GERETY, JEANNE 34-01-5432	4750 SW FAIRMONT DR BEAVERTON OR 97005	0.38 SW	52
10	STATE	AAMCO TRANSMISSION OF BEAVERTON ESCII75/SUSPECT SITE REQUIR	13525 SW FARMINGTON ROAD BEAVERTON OR 97005	0.40 NW	13
68	LUST	GOODALE TRANSMISSION, DBA-AAMCO 34-89-0209	13525 SW FARMINGTON ROAD BEAVERTON OR 97005	0.40 NW	13
72	LUST	HEIDE, DAVID 34-02-5802	13370 SW PEARL ST BEAVERTON OR 97005	0.40 SW	55
63	LUST	FESSENBECKER, ROGER 34-00-5794	13350 SW PEARL ST BEAVERTON OR 97005	0.41 SW	50

# Environmental FirstSearch

## Sites Summary Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

**TOTAL:** 104      **GEOCODED:** 104      **NON GEOCODED:** 0      **SELECTED:** 104

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
60	LUST	EBERLY, EARL & JOAN HOT 34-99-1045	13420 SW 3RD ST BEAVERTON OR 97005	0.42 SW	48
73	LUST	HINDS SUPPLY CO 34-90-0170	4000 SW HOCKEN BEAVERTON OR 97005	0.43 NW	56
80	LUST	KUNI CADILLAC & BMW, INC. 34-89-0207	3725 SW CEDAR HILLS BOULEVARD BEAVERTON OR 97005	0.45 NW	8
70	LUST	HARRISON, J HOT 34-98-0391	12420 SW 9TH AVENUE BEAVERTON OR 97005	0.45 SE	53
69	LUST	HARRISON, J HOT 34-96-0691	12420 SW 9TH BEAVERTON OR 97005	0.45 SE	53
43	LUST	BALL, DAVID - FARMINGTON TEXACO 34-91-0083	13660 SW FARMINGTON RD BEAVERTON OR 97005	0.46 NW	34
94	LUST	SCHRADER, STEPHEN 34-01-5939	4855 SW MENLO DR BEAVERTON OR 97005	0.46 SW	68
77	LUST	JASPER, S HOT 34-95-5230	12305 SW 9TH BEAVERTON OR 97005	0.47 SE	59
93	LUST	ROSEBAUGH, FRED SR. HOT 34-99-0663	13455 SW 6TH BEAVERTON OR 97005	0.48 SW	67
16	STATE	BERNARD CAR WASH PROPERTY ESCI1245/SUSPECT SITE REQUIRI	3645 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.49 NW	15
61	LUST	EICHLER PROPERTY 34-93-6094	13710 SW FARMINGTON ROAD BEAVERTON OR 97005	0.49 NW	49
90	LUST	PANOCO SHELL #63 (#2) (DUP 34-91-39 34-94-0141	3570 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.49 NW	15
76	LUST	JANSEN, VERNA 34-02-5169	4225 SW TUALAWAY BEAVERTON OR 97005	0.50 NW	58
86	LUST	NICHOLS, BRUCE 34-01-6569	12225 SW 9TH ST BEAVERTON OR 97005	0.50 SE	64
104	LUST	WENTWORTH, DIANE 34-02-0779	5355 SW FRANKLIN BEAVERTON OR 97005	0.50 SE	75
28	STATE	ODOT - ADAMS PROPERTY ESCI2331/NO FURTHER ACTION RE	11420 SW CANYON RD BEAVERTON OR 97005	0.64 NE	25
25	STATE	MEARS PROPERTY CRL1592	13725 SW MILLIKAN WAY BEAVERTON OR 97005	0.68 NW	23
26	STATE	MEARS PROPERTY ESCI1592/LISTED ON CONFIRMED	13725 SW MILLIKAN WAY BEAVERTON OR 97005	0.68 NW	23
13	STATE	BEAVERTON MALL CRL691	3205 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.69 NW	14
14	STATE	BEAVERTON MALL ESCI691/NO FURTHER ACTION RE	3205 SW CEDAR HILLS BLVD BEAVERTON OR 97005	0.69 NW	14

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

**TOTAL:** 104      **GEOCODED:** 104      **NON GEOCODED:** 0      **SELECTED:** 104

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
27	STATE	MONTGOMERY WARD - BEAVERTON ESCI3192/SUSPECT SITE REQUIRI	4401 SW 110TH AVE OR 97005	0.87 NE	24
24	STATE	LOMBARD CLEANING CENTER ESCI2584/LISTED ON CONFIRMED	6150 SW LOMBARD AVE OR 97005	0.87 SE	22
31	STATE	SHELL SERVICE STATION - TV HWY ESCI328/SUSPECT SITE REQUIRI	14495 SW TUALATIN VALLEY HWY BEAVERTON OR 97005	0.88 NW	26

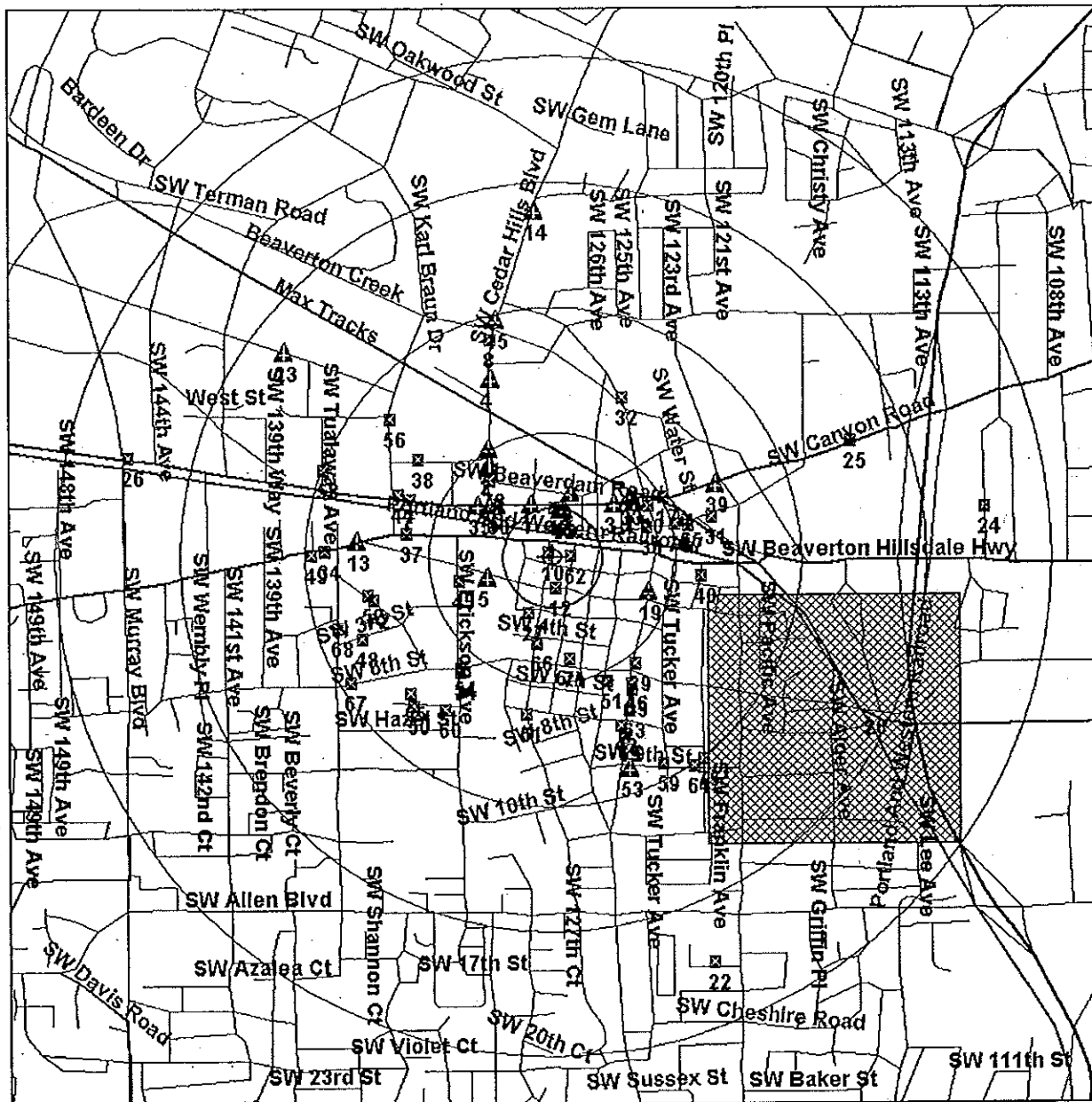


# Environmental FirstSearch

1 Mile Radius  
ASTM: All Databases



SW 1ST AND MAIN ST, BEAVERTON OR 97005



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 45.486543 Longitude: -122.808011) .....

Identified Site, Multiple Sites, Receptor .....

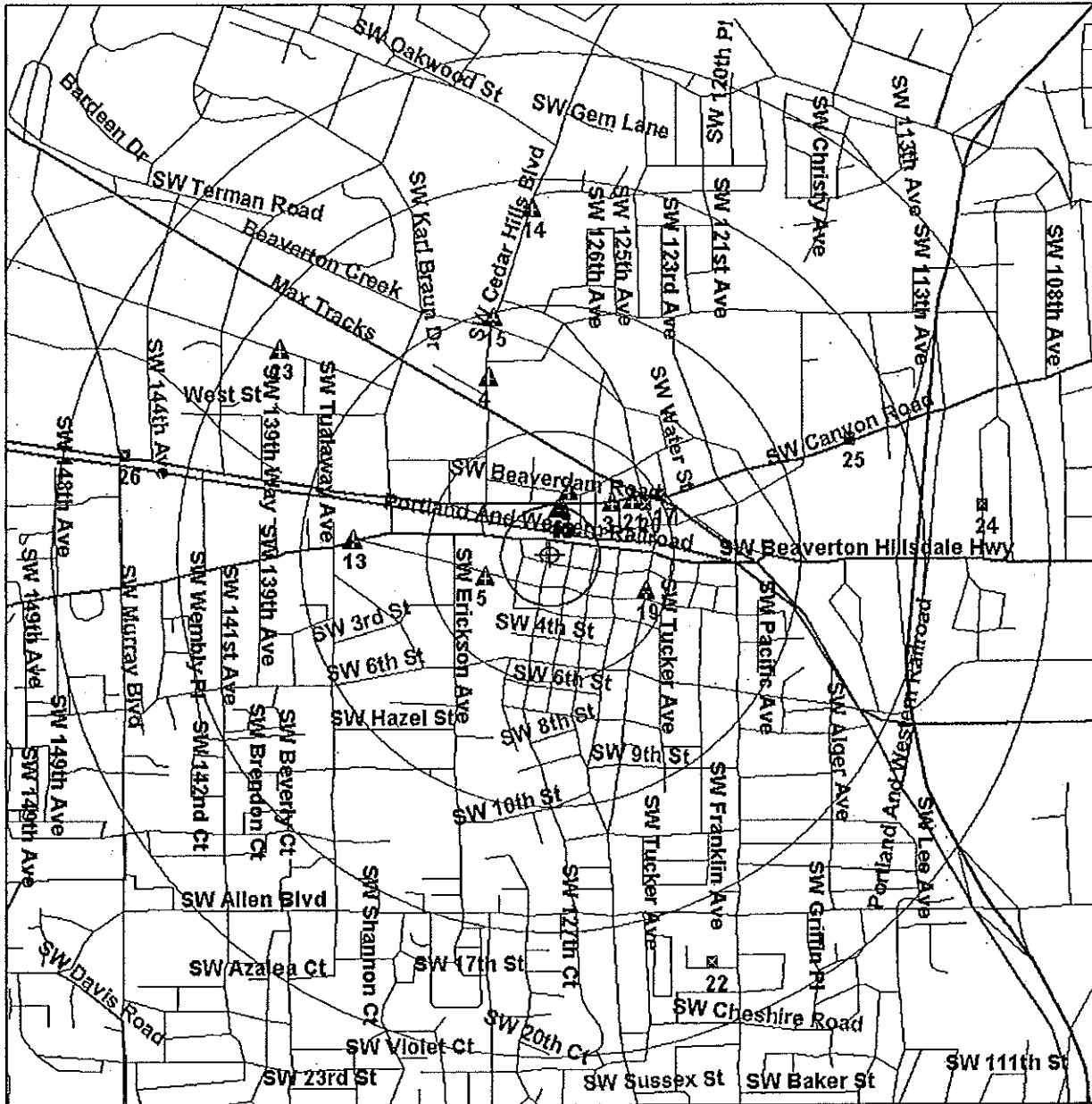
NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



SW 1ST AND MAIN ST, BEAVERTON OR 97005



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 45.486543 Longitude: -122.808011) .....

Identified Site, Multiple Sites, Receptor   

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

## Railroads

**Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius**

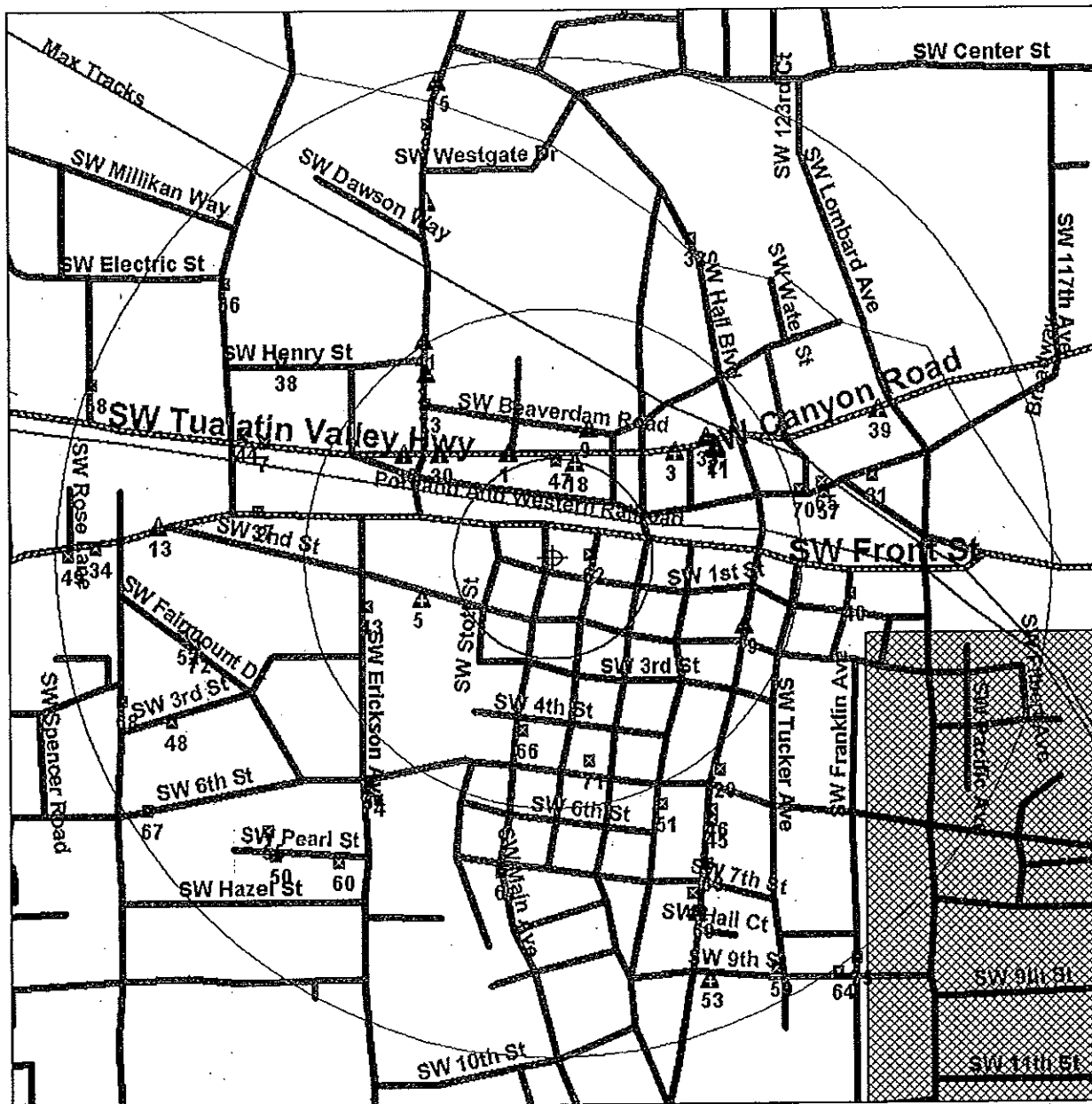


# Environmental FirstSearch

.5 Mile Radius  
ASTM: CERCLIS, RCRATSD, LUST, SWL



SW 1ST AND MAIN ST, BEAVERTON OR 97005



Source: 1999 U.S. Census TIGER Files

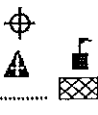
Target Site (Latitude: 45.486543 Longitude: -122.808011) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



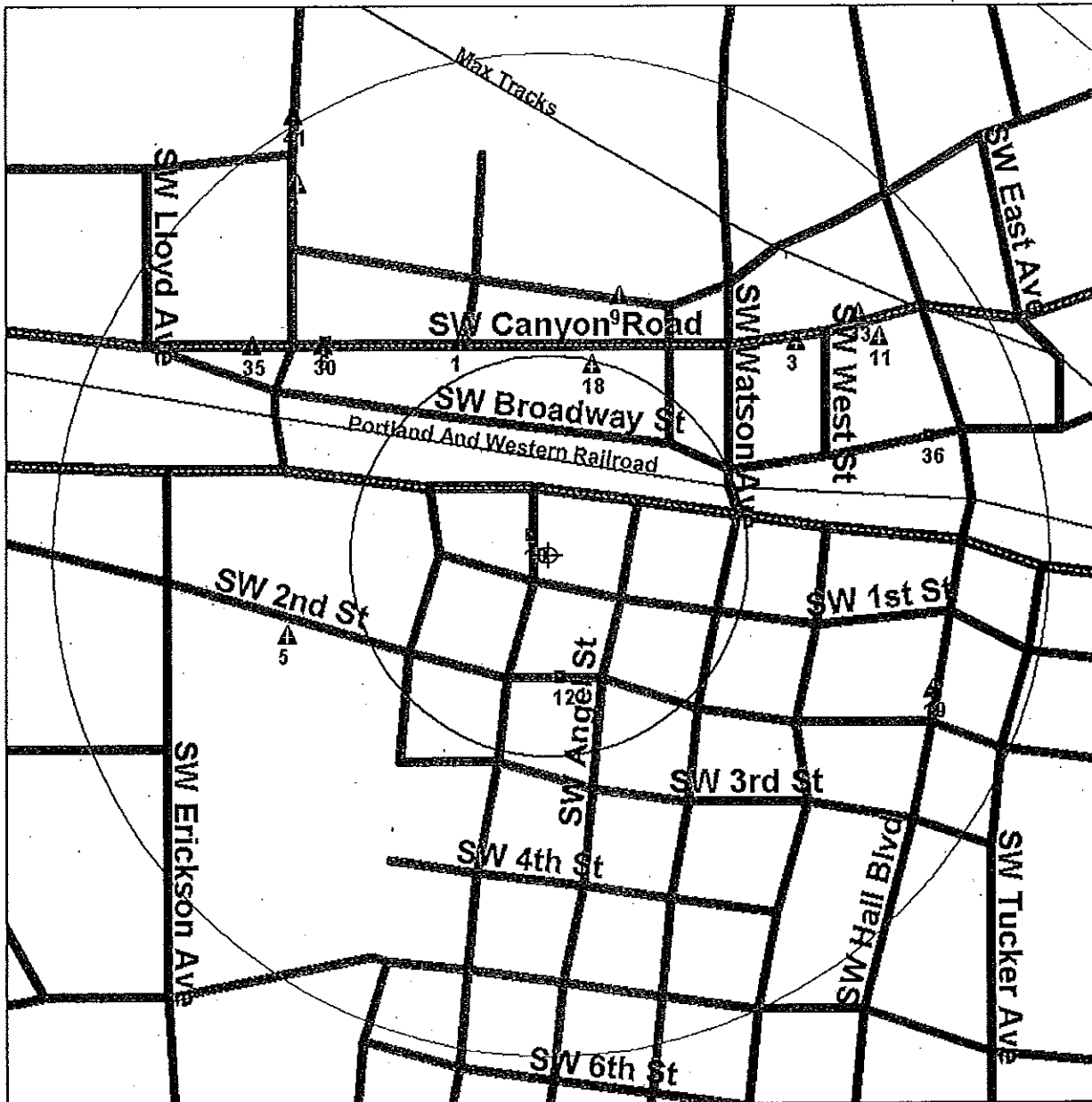


## Environmental FirstSearch

.25 Mile Radius  
ASTM: RCAGEN, UST



SW 1ST AND MAIN ST, BEAVERTON OR 97005



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 45.486543 Longitude: -122.808011) .....

Identified Site, Multiple Sites, Receptor .....

NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....

Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

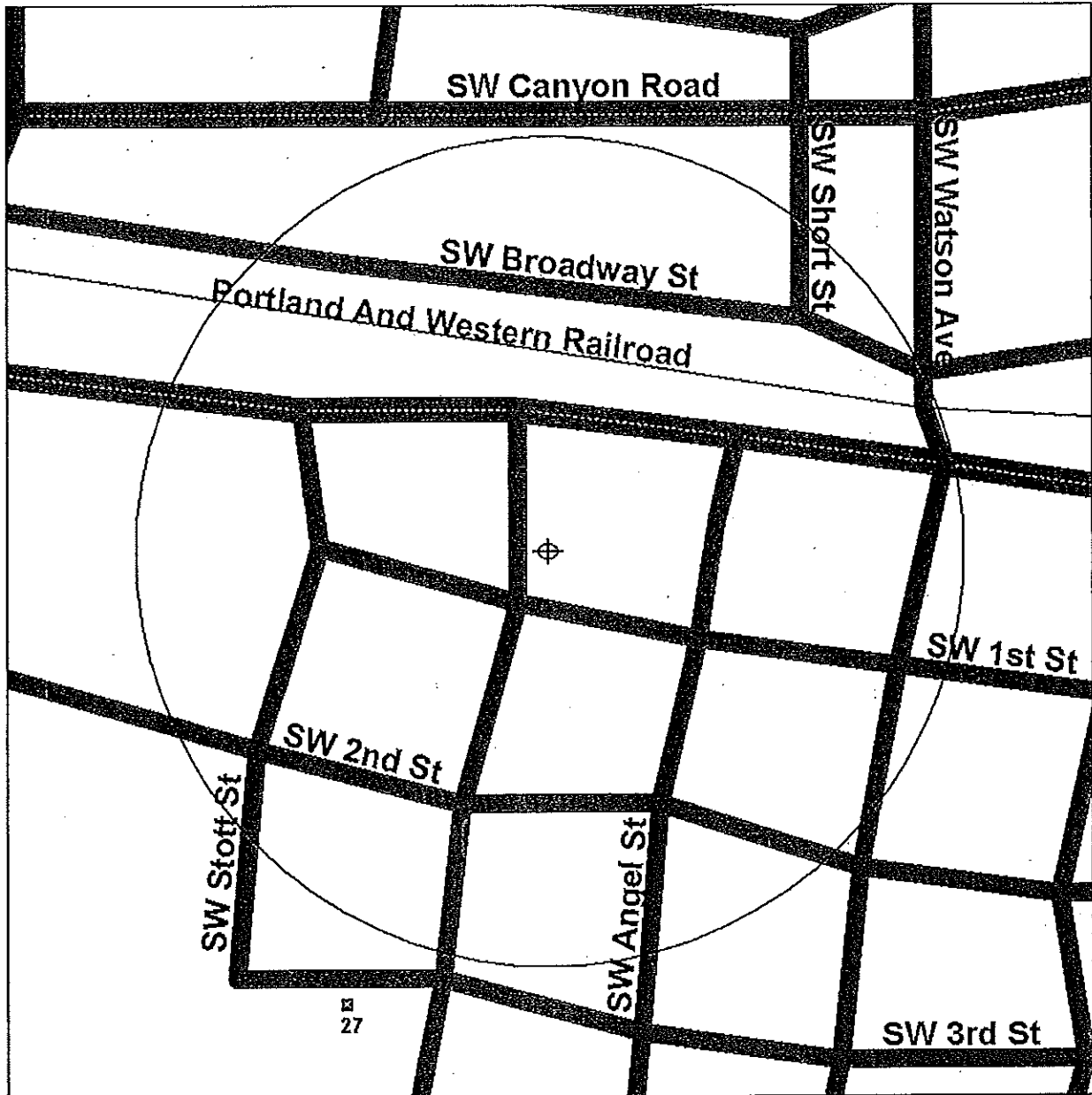


# Environmental FirstSearch







.12 Mile Radius  
ASTM: NFRAP, SPILLS90, ERNS, RCRANLR



SW 1ST AND MAIN ST, BEAVERTON OR 97005



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 45.486543 Longitude: -122.808011) ..... 
- Identified Site, Multiple Sites, Receptor .....   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste ..... 
- Railroads ..... 
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

RCRA GENERATOR SITE			
<b>SEARCH ID:</b> 7	<b>DIST/DIR:</b> 0.01 NW	<b>MAP ID:</b> 10	
<b>NAME:</b> RIDDLE PRESS		<b>REV:</b> 12/9/02	
<b>ADDRESS:</b> 4555 SW MAIN BEAVERTON OR 97005		<b>ID1:</b> ORD987192804	
<b>CONTACT:</b>		<b>ID2:</b>	
		<b>STATUS:</b> VGN	
		<b>PHONE:</b>	
<p><u><b>SITE INFORMATION</b></u></p> <p><u><b>UNIVERSE TYPE:</b></u></p> <p>CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE</p> <p style="text-align: center;">✓</p> <p><u><b>SIC INFORMATION:</b></u></p> <p>2752 - MANUFACTURING - COMMERCIAL PRINTING, LITHOGRAPHIC</p> <p><u><b>ENFORCEMENT INFORMATION:</b></u></p> <p><u><b>VIOLATION INFORMATION:</b></u></p> <div style="border: 1px solid black; border-radius: 50%; width: 200px; height: 100px; margin-left: 100px; margin-top: 20px;"></div>			

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 82

**DIST/DIR:** 0.04 NE

**MAP ID:** 62

**NAME:** MAGEE BROTHERS BEAUTY SCHOOL  
**ADDRESS:** 4500 SW WATSON  
BEAVERTON OR 97005

**REV:** 08/23/00  
**ID1:** 34-00-5535  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**REGION:** NWR  
**CLEANUP LEAD:**  
**CLEANUP START DATE:** 10AUG2000  
**CLEANUP END DATE:** 23JAN2001  
**SITE WORK COMPLETION DATE:** 23JAN2001

**RCRA GENERATOR SITE**

**SEARCH ID:** 9

**DIST/DIR:** 0.06 SE

**MAP ID:** 12

**NAME:** VORHIES CARL B DDS  
**ADDRESS:** 12755 SW 2ND ST  
BEAVERTON OR 97005  
WASHINGTON

**REV:** 12/9/02  
**ID1:** ORQ000020842  
**ID2:**  
**STATUS:** VGN  
**PHONE:**

**CONTACT:**

**SITE INFORMATION**

**UNIVERSE TYPE:**

CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE

**SIC INFORMATION:**

8021 - SERVICES - OFFICES AND CLINICS OF DENTISTS

**ENFORCEMENT INFORMATION:**

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE	
<b>SEARCH ID:</b> 17	<b>DIST/DIR:</b> 0.10 NE <span style="float: right;"><b>MAP ID:</b> 16</span>
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005	<b>REV:</b> 01/07/99 <b>ID1:</b> CRL1709 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>
<b>CONTACT:</b>	
<b>SUBSTANCES:</b> <i>butylbenzene, n-; dichlorobenzene, 1,4-; dichloroethylene, 1,1-; dichloroethylene, 1,2-cis-; dichloroethylene, 1,2-trans; ethylbenzene; fuel oil; isopropyltoluene, p-; petroleum; propylbenzene, n-; tetrachloroethylene; toluene; trichloroethylene; trimethylbenzenes; vinyl chloride; xylenes</i>	
<b>MEDIA CONTAMINATED:</b> <i>Groundwater, Soil</i>	
<b>PHASE:</b> <i>Phase II: Facilities where remedial investigation or feasibility studies are underway.</i>	
<b>CURRENT PROGRAM:</b> <i>VCP</i>	
<b>ACTION CODE:</b>	
<b>START DATE:</b>	
<b>COMPLETION DATE:</b>	

# Environmental FirstSearch Site Detail Report

TARGET SITE: SW 1ST AND MAIN ST  
BEAVERTON OR 97005

JOB: 16920.000

STATE SITE	
SEARCH ID: 18	DIST/DIR: 0.10 NE MAP ID: 16
NAME: CANYON EXCHANGE ADDRESS: 12720 SW CANYON RD BEAVERTON OR 97005 WASH	REV: 09/18/02 ID1: ESCI1709 ID2: OR STATUS: LISTED ON CONFIRMED RELEASE LIST PHONE:
CONTACT:	
<p><u>Alias Name</u></p> <p>Cook s Cleaners Beaver Cleaners Inc. Hair Works Salon Thrift Deluxe Cleaners Koch s Cleaners</p>	
<p><u>GENERAL SITE INFORMATION:</u></p> <p>NPL Site: N CERCLIS ID: Agency ECSF Code (legal info): AUTHO Investigative Status: LIS Orphan Site: N Study Area: N Size Of Site: 3.6 acres Tax Lots: 4800, 4900, 5000 Township/Range Coordinates: 1/1 Section/Quarter Section Coordinates: 16/ Agency Coordinates Supplier: Agency Latitude Coordinate: 45.488 Agency Longitude Coordinate: -122.8063</p>	
<p><u>ADMINISTRATIVE ACTIONS</u></p> <p>Administrative Action: Facility placed on Confirmed Release List Category: Agency: DEQ Subprogram: SAS Region: HQ Start Date: 15APR1996 Completion Date: 15APR1996 Staff Number: 304 Rank Value: 0 ERT Action Priority: Comments:</p>	
<p>Administrative Action: Facility proposed for Confirmed Release List Category: Agency: DEQ Subprogram: SAS Region: NW Start Date: 20OCT1995 Completion Date: 20OCT1995 Staff Number: 283 Rank Value: 0</p>	

- Continued on next page -



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE			
<b>SEARCH ID:</b> 18	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 16	
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005 WASH		<b>REV:</b> 09/18/02 <b>ID1:</b> ESCH1709 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE I <b>PHONE:</b>	
<b>CONTACT:</b>			
<b>FRT Action Priority:</b>			
<b>Comments:</b>			
<div style="display: flex; justify-content: space-between;"><div><b>Administrative Action:</b></div><div><i>Letter Agreement</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Category:</b></div><div></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Agency:</b></div><div><i>DEQ</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Subprogram:</b></div><div><i>VCS</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Region:</b></div><div><i>NW</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Start Date:</b></div><div><i>04FEB1997</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Completion Date:</b></div><div><i>04FEB1997</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Staff Number:</b></div><div><i>184</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Rank Value:</b></div><div><i>0</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>FRT Action Priority:</b></div><div></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Comments:</b></div><div></div></div>			
<div style="display: flex; justify-content: space-between;"><div><b>Administrative Action:</b></div><div><i>Listing Review completed</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Category:</b></div><div></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Agency:</b></div><div><i>DEQ</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Subprogram:</b></div><div><i>SAS</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Region:</b></div><div><i>NW</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Start Date:</b></div><div><i>21JUL1995</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Completion Date:</b></div><div><i>24JUL1995</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Staff Number:</b></div><div><i>283</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Rank Value:</b></div><div><i>0</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>FRT Action Priority:</b></div><div></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Comments:</b></div><div></div></div>			
<div style="display: flex; justify-content: space-between;"><div><b>Administrative Action:</b></div><div><i>NEGOTIATIONS</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Category:</b></div><div></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Agency:</b></div><div><i>DEQ</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Subprogram:</b></div><div><i>VCS</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Region:</b></div><div><i>NW</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Start Date:</b></div><div><i>20JAN1997</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Completion Date:</b></div><div><i>04FEB1997</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Staff Number:</b></div><div><i>184</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Rank Value:</b></div><div><i>0</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>FRT Action Priority:</b></div><div></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Comments:</b></div><div></div></div>			
<div style="display: flex; justify-content: space-between;"><div><b>Administrative Action:</b></div><div><i>Owner/operator comments received on listing notification</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Category:</b></div><div></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Agency:</b></div><div><i>DEQ</i></div></div> <div style="display: flex; justify-content: space-between;"><div><b>Subprogram:</b></div><div><i>SAS</i></div></div>			

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# *Environmental FirstSearch* *Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE	
<b>SEARCH ID:</b> 18	<b>DIST/DIR:</b> 0.10 NE
<b>MAP ID:</b> 16	
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005 WASH	<b>REV:</b> 09/18/02 <b>ID1:</b> ESCI1709 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE L <b>PHONE:</b>
<b>CONTACT:</b>	
<b>Region:</b> HQ <b>Start Date:</b> 03NOV1995 <b>Completion Date:</b> 03NOV1995 <b>Staff Number:</b> 195 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> <b>Comments:</b>	
<b>Administrative Action:</b> PRELIMINARY ASSESSMENT EQUIVALENT <b>Category:</b> <b>Agency:</b> DEQ <b>Subprogram:</b> VCS <b>Region:</b> NW <b>Start Date:</b> 20JAN1997 <b>Completion Date:</b> 19MAY1997 <b>Staff Number:</b> 184 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> <b>Comments:</b>	
<b>Administrative Action:</b> Proposal for Confirmed Release List recommended <b>Category:</b> <b>Agency:</b> DEQ <b>Subprogram:</b> SAS <b>Region:</b> NW <b>Start Date:</b> 24JUL1995 <b>Completion Date:</b> 24JUL1995 <b>Staff Number:</b> 283 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> <b>Comments:</b>	
<b>Administrative Action:</b> Refer to LUST Program <b>Category:</b> <b>Agency:</b> DEQ <b>Subprogram:</b> LUST <b>Region:</b> NW <b>Start Date:</b> 26DEC1991 <b>Completion Date:</b> 11OCT1996 <b>Staff Number:</b> <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> <b>Comments:</b>	

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE		
<b>SEARCH ID:</b> 18	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 16
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005 WASH	<b>REV:</b> 09/18/02 <b>ID1:</b> ESCI1709 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE L <b>PHONE:</b>	
<b>CONTACT:</b>		
<div><div><b>Administrative Action:</b></div><div><i>Refer to Program</i></div></div> <div><div><b>Category:</b></div><div></div></div> <div><div><b>Agency:</b></div><div><i>DEQ</i></div></div> <div><div><b>Subprogram:</b></div><div><i>VCS</i></div></div> <div><div><b>Region:</b></div><div><i>NW</i></div></div> <div><div><b>Start Date:</b></div><div><i>17FEB1999</i></div></div> <div><div><b>Completion Date:</b></div><div><i>31DEC3999</i></div></div> <div><div><b>Staff Number:</b></div><div><i>184</i></div></div> <div><div><b>Rank Value:</b></div><div><i>0</i></div></div> <div><div><b>FRT Action Priority:</b></div><div></div></div> <div><div><b>Comments:</b></div><div></div></div>		

# *Environmental FirstSearch* *Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE	
<b>SEARCH ID:</b> 18	<b>DIST/DIR:</b> 0.10 NE
<b>MAP ID:</b> 16	
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>	<b>REV:</b> 09/18/02 <b>ID1:</b> ESC11709 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE I <b>PHONE:</b>
<b>Staff Number:</b> 283 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> <b>Comments:</b>	
<b>Administrative Action:</b> <i>SITE EVALUATION</i> <b>Category:</b> <b>Agency:</b> <i>DEQ</i> <b>Subprogram:</b> <i>SAS</i> <b>Region:</b> <i>NW</i> <b>Start Date:</b> <i>27JUN1995</i> <b>Completion Date:</b> <i>24JUL1995</i> <b>Staff Number:</b> <i>283</i> <b>Rank Value:</b> <i>0</i> <b>FRT Action Priority:</b> <b>Comments:</b>	
<b>Administrative Action:</b> <i>SITE PRIORITY EVALUATION FOR FURTHER ACTION</i> <b>Category:</b> <b>Agency:</b> <i>DEQ</i> <b>Subprogram:</b> <i>SAS</i> <b>Region:</b> <i>NW</i> <b>Start Date:</b> <i>06MAR1998</i> <b>Completion Date:</b> <i>06MAR1998</i> <b>Staff Number:</b> <i>271</i> <b>Rank Value:</b> <i>0</i> <b>FRT Action Priority:</b> <b>Comments:</b>	
<b>Administrative Action:</b> <i>SRS Waiting List</i> <b>Category:</b> <b>Agency:</b> <i>DEQ</i> <b>Subprogram:</b> <i>SAS</i> <b>Region:</b> <i>NW</i> <b>Start Date:</b> <i>25JUN1996</i> <b>Completion Date:</b> <i>21AUG1996</i> <b>Staff Number:</b> <i>435</i> <b>Rank Value:</b> <i>74</i> <b>FRT Action Priority:</b> <i>HMED</i> <b>Comments:</b>	
<b>Administrative Action:</b> <i>State Basic Preliminary Assessment recommended (PA)</i> <b>Category:</b>	

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE																																																																
<b>SEARCH ID:</b> 18	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 16																																																														
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;">NAME: CANYON EXCHANGE ADDRESS: 12720 SW CANYON RD BEAVERTON OR 97005 WASH CONTACT:</td><td style="width: 50%; vertical-align: top;">REV: 09/18/02 ID1: ESCI1709 ID2: OR STATUS: LISTED ON CONFIRMED RELEASE I PHONE:</td></tr></table>			NAME: CANYON EXCHANGE ADDRESS: 12720 SW CANYON RD BEAVERTON OR 97005 WASH CONTACT:	REV: 09/18/02 ID1: ESCI1709 ID2: OR STATUS: LISTED ON CONFIRMED RELEASE I PHONE:																																																												
NAME: CANYON EXCHANGE ADDRESS: 12720 SW CANYON RD BEAVERTON OR 97005 WASH CONTACT:	REV: 09/18/02 ID1: ESCI1709 ID2: OR STATUS: LISTED ON CONFIRMED RELEASE I PHONE:																																																															
<table style="width: 100%; border: none;"><tr><td style="width: 35%;">Agency:</td><td style="width: 65%;">DEQ</td></tr><tr><td>Subprogram:</td><td>SAS</td></tr><tr><td>Region:</td><td>NW</td></tr><tr><td>Start Date:</td><td>25JUL1995</td></tr><tr><td>Completion Date:</td><td>25JUL1995</td></tr><tr><td>Staff Number:</td><td>283</td></tr><tr><td>Rank Value:</td><td>0</td></tr><tr><td>FRT Action Priority:</td><td>HMED</td></tr><tr><td>Comments:</td><td></td></tr><tr><td colspan="2" style="padding-top: 10px;">Administrative Action: VCS Waiting List</td></tr><tr><td>Category:</td><td></td></tr><tr><td>Agency:</td><td>DEQ</td></tr><tr><td>Subprogram:</td><td>VCS</td></tr><tr><td>Region:</td><td>NW</td></tr><tr><td>Start Date:</td><td>10JUL1995</td></tr><tr><td>Completion Date:</td><td>24JUN1996</td></tr><tr><td>Staff Number:</td><td>237</td></tr><tr><td>Rank Value:</td><td>0</td></tr><tr><td>FRT Action Priority:</td><td></td></tr><tr><td>Comments:</td><td></td></tr><tr><td colspan="2" style="padding-top: 10px;">Administrative Action: VCS Waiting List</td></tr><tr><td>Category:</td><td></td></tr><tr><td>Agency:</td><td>DEQ</td></tr><tr><td>Subprogram:</td><td>VCS</td></tr><tr><td>Region:</td><td>NW</td></tr><tr><td>Start Date:</td><td>22AUG1996</td></tr><tr><td>Completion Date:</td><td>18JAN1997</td></tr><tr><td>Staff Number:</td><td>184</td></tr><tr><td>Rank Value:</td><td>5</td></tr><tr><td>FRT Action Priority:</td><td></td></tr><tr><td>Comments:</td><td></td></tr></table>			Agency:	DEQ	Subprogram:	SAS	Region:	NW	Start Date:	25JUL1995	Completion Date:	25JUL1995	Staff Number:	283	Rank Value:	0	FRT Action Priority:	HMED	Comments:		Administrative Action: VCS Waiting List		Category:		Agency:	DEQ	Subprogram:	VCS	Region:	NW	Start Date:	10JUL1995	Completion Date:	24JUN1996	Staff Number:	237	Rank Value:	0	FRT Action Priority:		Comments:		Administrative Action: VCS Waiting List		Category:		Agency:	DEQ	Subprogram:	VCS	Region:	NW	Start Date:	22AUG1996	Completion Date:	18JAN1997	Staff Number:	184	Rank Value:	5	FRT Action Priority:		Comments:	
Agency:	DEQ																																																															
Subprogram:	SAS																																																															
Region:	NW																																																															
Start Date:	25JUL1995																																																															
Completion Date:	25JUL1995																																																															
Staff Number:	283																																																															
Rank Value:	0																																																															
FRT Action Priority:	HMED																																																															
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Staff Number:	237																																																															
Rank Value:	0																																																															
FRT Action Priority:																																																																
Comments:																																																																
Administrative Action: VCS Waiting List																																																																
Category:																																																																
Agency:	DEQ																																																															
Subprogram:	VCS																																																															
Region:	NW																																																															
Start Date:	22AUG1996																																																															
Completion Date:	18JAN1997																																																															
Staff Number:	184																																																															
Rank Value:	5																																																															
FRT Action Priority:																																																																
Comments:																																																																
<b><u>PERMIT INFORMATION</u></b>																																																																
<b><u>OPERATIONS INFORMATION</u></b>																																																																
Years of Operation: 1948 - 1994																																																																
Most Recent Flag: Y																																																																
Status: Inactive																																																																
Comment: Most recently operated as Beaver Cleaners.																																																																

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE			
<b>SEARCH ID:</b> 18	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 16	
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005 WASH		<b>REV:</b> 09/18/02 <b>ID1:</b> ESCI1709 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE LI <b>PHONE:</b>	
<b>CONTACT:</b>			
<b><u>HAZARDOUS SUBSTANCE RELEASED</u></b>			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
<b>Substance:</b> ETHYLBENZENE <b>Quantity:</b> unk. <b>Dates:</b> unk.			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
<b>Substance:</b> PROPYLBENZENE,n- <b>Quantity:</b> unk. <b>Dates:</b> unk.			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
<b>Substance:</b> BUTYLBENZENE,n- <b>Quantity:</b> unk. <b>Dates:</b> unk.			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
<b>Substance:</b> DICHLOROBENZENE,1,4- <b>Quantity:</b> unk. <b>Dates:</b> unk.			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
<b>Substance:</b> TOLUENE <b>Quantity:</b> unk. <b>Dates:</b> unk.			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
<b>Substance:</b> TETRACHLOROETHYLENE <b>Quantity:</b> unk. <b>Dates:</b> unk.			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
<b>Substance:</b> XYLENES			

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE			
<b>SEARCH ID:</b> 18	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 16	
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005 WASH		<b>REV:</b> 09/18/02 <b>ID1:</b> ESCH709 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE I <b>PHONE:</b>	
<b>CONTACT:</b>			
<p><b>Quantity:</b> <i>unk.</i> <b>Dates:</b> <i>unk.</i></p> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <p><b>Substance:</b> <i>DICHLOROETHYLENE, 1,2-CIS-</i> <b>Quantity:</b> <i>unk.</i> <b>Dates:</b> <i>unk.</i></p> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <p><b>Substance:</b> <i>DICHLOROETHYLENE, 1,2-TRANS-</i> <b>Quantity:</b> <i>unk.</i> <b>Dates:</b> <i>unk.</i></p> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <p><b>Substance:</b> <i>TRIMETHYLBENZENE</i> <b>Quantity:</b> <i>unk.</i> <b>Dates:</b> <i>unk.</i></p> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <p><b>Substance:</b> <i>VINYL CHLORIDE</i> <b>Quantity:</b> <i>unk.</i> <b>Dates:</b> <i>unk.</i></p> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <p><b>Substance:</b> <i>DICHLOROETHYLENE, 1,1-</i> <b>Quantity:</b> <i>unk.</i> <b>Dates:</b> <i>unk.</i></p> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <p><b>Substance:</b> <i>TRICHLOROETHYLENE</i> <b>Quantity:</b> <i>unk.</i> <b>Dates:</b> <i>unk.</i></p> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p>			

- Continued on next page -

# Environmental FirstSearch Site Detail Report

TARGET SITE: SW 1ST AND MAIN ST  
BEAVERTON OR 97005

JOB: 16920.000

STATE SITE		
SEARCH ID: 18	DIST/DIR: 0.10 NE	MAP ID: 16
NAME: CANYON EXCHANGE	REV: 09/18/02	
ADDRESS: 12720 SW CANYON RD	ID1: ESCH1709	
BEAVERTON OR 97005	ID2: OR	
WASH	STATUS: LISTED ON CONFIRMED RELEASE I	
CONTACT:	PHONE:	
Substance: ISOPROPYLTOLUENE,p-		
Quantity: unk.		
Dates: unk.		
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.		
Substance: FUEL OIL		
Quantity: unk.		
Dates: unk.		
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.		
Substance: PETROLEUM		
Quantity: unk.		
Dates: unk.		
<u>AGENCY COMMENTS ON HAZARDS RELEASED</u>		
Sent To:		
Regarding Substance: BUTYLBENZENE,n-		
Comment Type: Release Containment		
Sent To:		
Regarding Substance: BUTYLBENZENE,n-		
Comment Type: Release Containment		
Sent To: UST		
Regarding Substance: BUTYLBENZENE,n-		
Comment Type: Release Containment		
Sent To:		
Regarding Substance: BUTYLBENZENE,n-		
Comment Type: Release Containment		
Sent To:		
Regarding Substance: BUTYLBENZENE,n-		
Comment Type: Release Containment		
Sent To:		
Regarding Substance: DICHLORO BENZENE,1,4-		
Comment Type: Release Containment		
Sent To:		
Regarding Substance: DICHLORO BENZENE,1,4-		
Comment Type: Release Containment		
Sent To:		
Regarding Substance: DICHLORO BENZENE,1,4-		
Comment Type: Release Containment		
Sent To:		

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JOB: 16920:000

MAP ID: 16

REV: 09/18/02  
ID1: ESCI1709  
ID2: OR  
STATUS: LISTED ON CONFIRMED RELEASE I  
PHONE:

- Continued on next page -

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

STATE SITE			
SEARCH ID:	DIST/DIR:	MAP ID:	
18	0.10 NE	16	
NAME:	CANYON EXCHANGE	REV:	09/18/02
ADDRESS:	12720 SW CANYON RD	ID1:	ESCI1709
	BEAVERTON OR 97005	ID2:	OR
	WASH	STATUS:	LISTED ON CONFIRMED RELEASE I
CONTACT:		PHONE:	

- Continued on next page -

# Environmental FirstSearch Site Detail Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE			
<b>SEARCH ID:</b> 18		<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 16
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>		<b>REV:</b> 09/18/02 <b>ID1:</b> ESCI1709 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE L <b>PHONE:</b>	
<b>Comment Type:</b>		<i>General Comments</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>PETROLEUM</i>	
<b>Comment Type:</b>		<i>General Comments</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>PROPYLBENZENE,n-</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>PROPYLBENZENE,n-</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>PROPYLBENZENE,n-</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>PROPYLBENZENE,n-</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>UST</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>PROPYLBENZENE,n-</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>TOLUENE</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>TOLUENE</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>TOLUENE</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>TOLUENE</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>TOLUENE</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>TRIMETHYLBENZENES</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			
<b>Regarding Substance:</b>		<i>TRIMETHYLBENZENES</i>	
<b>Comment Type:</b>		<i>Release Containment</i>	
<b>Sent To:</b>			

- Continued on next page -

# Environmental FirstSearch Site Detail Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE																																																									
<b>SEARCH ID:</b> 18	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 16																																																							
<b>NAME:</b> CANYON EXCHANGE <b>ADDRESS:</b> 12720 SW CANYON RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>		<b>REV:</b> 09/18/02 <b>ID1:</b> ESCH1709 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE I <b>PHONE:</b>																																																							
<table style="width: 100%; border: none;"> <tr> <td style="width: 35%;">Regarding Substance:</td> <td>TRIMETHYLBENZENEs</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td></td> </tr> <tr> <td>Regarding Substance:</td> <td>TRIMETHYLBENZENEs</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td>UST</td> </tr> <tr> <td>Regarding Substance:</td> <td>TRIMETHYLBENZENEs</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td></td> </tr> <tr> <td>Regarding Substance:</td> <td>TRIMETHYLBENZENEs</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td>UST</td> </tr> <tr> <td>Regarding Substance:</td> <td>XYLENES</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td></td> </tr> <tr> <td>Regarding Substance:</td> <td>XYLENES</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td></td> </tr> <tr> <td>Regarding Substance:</td> <td>XYLENES</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td></td> </tr> <tr> <td>Regarding Substance:</td> <td>XYLENES</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td></td> </tr> <tr> <td>Regarding Substance:</td> <td>XYLENES</td> </tr> <tr> <td>Comment Type:</td> <td>Release Containment</td> </tr> <tr> <td>Sent To:</td> <td></td> </tr> </table>				Regarding Substance:	TRIMETHYLBENZENEs	Comment Type:	Release Containment	Sent To:		Regarding Substance:	TRIMETHYLBENZENEs	Comment Type:	Release Containment	Sent To:	UST	Regarding Substance:	TRIMETHYLBENZENEs	Comment Type:	Release Containment	Sent To:		Regarding Substance:	TRIMETHYLBENZENEs	Comment Type:	Release Containment	Sent To:	UST	Regarding Substance:	XYLENES	Comment Type:	Release Containment	Sent To:		Regarding Substance:	XYLENES	Comment Type:	Release Containment	Sent To:		Regarding Substance:	XYLENES	Comment Type:	Release Containment	Sent To:		Regarding Substance:	XYLENES	Comment Type:	Release Containment	Sent To:		Regarding Substance:	XYLENES	Comment Type:	Release Containment	Sent To:	
Regarding Substance:	TRIMETHYLBENZENEs																																																								
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Regarding Substance:	XYLENES																																																								
Comment Type:	Release Containment																																																								
Sent To:																																																									
<p><b>CONTAMINATION</b> (9/27/1999 DJH/VCP) Petroleum hydrocarbon contamination was discovered at this site in December 1991, when soil borings were taken as part of a Level II Environmental Site Assessment. The release was attributed to six underground storage tanks at the site. Three tanks, storing gasoline, heating fuel and boiler fuel, were removed from the site in October 1992, as was a second heating oil tank discovered during the removal. The three remaining tanks, all storing Stoddard solvent (a petroleum-based solvent) were removed in March 1993. During the removal, 4,300 gallons of Stoddard solvent and water and 12 tons of contaminated soil were removed from around the Stoddard solvent tanks, but not all of the contaminated soil could be removed due to nearby structures. The property owner retained Hahn &amp; Associates (who had overseen the tank removal) to determine the extent of contamination at the site. In February 1995, Hahn installed four monitoring wells and collected 41 soil samples from the wells and 13 soil borings at the site. Contamination around a heating oil tank was found to be limited, but Stoddard solvent contamination appeared to extend under the former dry cleaner building. Groundwater north (downgradient) of the Stoddard solvent tanks was found to be heavily contaminated with PCE (a chlorinated solvent) and degradation products of PCE (including TCE, DCE, and vinyl chloride).</p>																																																									
<p><b>DATA SOURCES</b> 1) LUST file #34-91-0483. 2) December 1992 Hahn &amp; Associates Underground Storage Tank Decommissioning report. 3) June 1993 Hahn &amp; Associates Stoddard Solvent UST Decommissioning report. 4) May 1995 Hahn &amp; Associates Subsurface Investigation report. 5) August 1997 Grant Associates Quarterly Groundwater Monitoring Report #1.</p>																																																									
<p><b>DISPOSALS</b></p>																																																									

- Continued on next page -

## Environmental FirstSearch Site Detail Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

### STATE SITE

**SEARCH ID:** 18

**DIST/DIR:** 0.10 NE

**MAP ID:** 16

**NAME:** CANYON EXCHANGE  
**ADDRESS:** 12720 SW CANYON RD  
BEAVERTON OR 97005  
WASH  
**CONTACT:**

**REV:** 09/18/02  
**ID1:** ESCI1709  
**ID2:** OR  
**STATUS:** LISTED ON CONFIRMED RELEASE I  
**PHONE:**

#### GENERAL SITE DESCRIPTION

**HAZARDOUS SUBSTANCE/WASTE TYPES** PCE and related solvents (TCE, DCE, vinyl chloride), Stoddard solvent, heating oil, fuel oil.

**HEALTH THREATS** Potential threat to nearby groundwater users, as GW contamination from site has likely moved off-site. Extent of off-site contamination unknown. Potential for accumulation of VOC vapors in nearby buildings also possible. Direct contact threat expected to be low as site is hardscaped. Potential for release to Beaverton Creek, located approximately 0.25 miles downgradient (north).

#### LAND USE (CURRENT/REASONABLY LIKELY)

**MANNER OF RELEASE** Leaking underground storage tanks prior to March 1993.

#### MEDIA CONTAMINATION

**PATHWAYS & OTHER HAZARDS** The site is located in the commercial heart of Beaverton. The full extent of the contamination at the site is unknown. Shallow groundwater is encountered a few feet below the surface and extends to at least 30 feet below ground surface (bgs). Most of the contaminants are denser than water and so may have sunk below 30 ft bgs. Groundwater in the area is not thought to be used. The soil is a silty sand down to 30 ft bgs. The nearest surface water is Beaverton Creek, 2000 feet north. The site and surrounding area is paved over and built over, so direct contact with the contamination is unlikely. The threat posed by vapors is undetermined.

#### PROJECT ACTIVITY STATUS

**PROJECT ISSUES SUMMARY** Site was removed from VCP and referred to SRS for further action on 2/17/99 based on a lack of action by site owner Michael Vaden. As of 9/99, the site was being considered for purchase and a Prospective Purchaser Agreement was being investigated based on the current (Vaden) and former (Koch) site owners making a substantial financial contribution towards cleanup costs (Hafley, VCP, 9/27/99).

#### PROJECT TYPE

#### QUARTERLY PLANNING SUMMARY

**REMEDIAL ACTION** (9/27/1999 DJH/VCP) DEQ's Leaking Underground Storage Tank (LUST) program signed off on the heating oil and fuel oil contamination at the site in October 1996. To address the Stoddard solvent and chlorinated solvent contamination, the site was added to DEQ's Voluntary Cleanup Program (VCP) waiting list in July 1995, and finally entered the program in January 1997. The groundwater was resampled in July 1997, and contaminant concentrations were higher than they were in 1995. However, little work was conducted beyond that point, and the site was dropped from the VCP in February 1999 due to the lack of progress. The site will be referred to DEQ's Orphan Site program for investigation and cleanup.

#### RESIDUAL RISK ASSESSMENT

#### SITE CONTACTS

**SITE LOCATION** The site includes two buildings with two different addresses. Canyon Exchange and Koch's Cleaners share a building at 12720 SW Canyon RD. Hair Works Salon occupies the other building at 12795 SW Broadway ST. The site is listed in the LUST database at 12750 SW Canyon RD.

#### SITE OWNERSHIP

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

LEAKING UNDERGROUND STORAGE TANKS			
<b>SEARCH ID:</b> 56	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 47	
<b>NAME:</b> COOKS CLEANERS		<b>REV:</b> 08/23/00	
<b>ADDRESS:</b> 12750 SW CANYON ROAD BEAVERTON OR 97003		<b>ID1:</b> 34-91-0483	
<b>CONTACT:</b>		<b>ID2:</b>	
		<b>STATUS:</b>	
		<b>PHONE:</b>	
 <b>REGION:</b> NWR			
<b>CLEANUP LEAD:</b>			
<b>CLEANUP START DATE:</b> 26DEC1991			
<b>CLEANUP END DATE:</b> 11OCT1996			
<b>SITE WORK COMPLETION DATE:</b> 11OCT1996			

# *Environmental FirstSearch* *Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE	
<b>SEARCH ID:</b> 20	<b>DIST/DIR:</b> 0.10 NE <b>MAP ID:</b> 18
<b>NAME:</b> FAMOUS BRAND TIRES (FORMER) <b>ADDRESS:</b> 12700 SW CANYON RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>	<b>REV:</b> 09/18/02 <b>ID1:</b> ESCI1738 <b>ID2:</b> OR <b>STATUS:</b> SUSPECT SITE REQUIRING FURTHER <b>PHONE:</b>
<u>Alias Name</u>  <div style="text-align: right;"> <i>Canyon Road Developers</i>  <i>Sunset Fuel Co. - Beaverton</i>  <i>Pacific Pride</i> </div>	
<u>GENERAL SITE INFORMATION:</u> <b>NPL Site:</b> N <b>CERCLIS ID:</b> <b>Agency ECSF Code (legal info):</b> <b>Investigative Status:</b> SUS <b>Orphan Site:</b> N <b>Study Area:</b> N <b>Size Of Site:</b> approx 0.4 ac <b>Tax Lots:</b> <b>Township/Range Coordinates:</b> 1/1 <b>Section/Quarter Section Coordinates:</b> 16/ <b>Agency Coordinates Supplier:</b> <b>Agency Latitude Coordinate:</b> 45.488 <b>Agency Longitude Coordinate:</b> -122.8063	
<u>ADMINISTRATIVE ACTIONS</u> <b>Administrative Action:</b> Refer to LUST Program <b>Category:</b> <b>Agency:</b> DEQ <b>Subprogram:</b> SAS <b>Region:</b> NW <b>Start Date:</b> 11JUL1996 <b>Completion Date:</b> 31DEC3999 <b>Staff Number:</b> 283 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> <b>Comments:</b>  <b>Administrative Action:</b> Site added to database <b>Category:</b> <b>Agency:</b> DEQ <b>Subprogram:</b> VCS <b>Region:</b> NW <b>Start Date:</b> 18AUG1995 <b>Completion Date:</b> 31DEC3999 <b>Staff Number:</b> 237 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b>	

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*Environmental FirstSearch*  
*Site Detail Report*

TARGET SITE: SW 1ST AND MAIN ST  
BEAVERTON OR 97005

JOB: 16920.000

STATE SITE		
SEARCH ID: 20	DIST/DIR: 0.10 NE	MAP ID: 18
NAME: FAMOUS BRAND TIRES (FORMER) ADDRESS: 12700 SW CANYON RD BEAVERTON OR 97005 WASH CONTACT:	REV: 09/18/02 ID1: ESCI1738 ID2: OR STATUS: SUSPECT SITE REQUIRING FURTHER PHONE:	
<b>Comments:</b>		
Administrative Action:	SITE EVALUATION	
Category:		
Agency:	DEQ	
Subprogram:	SAS	
Region:	NW	
Start Date:	11JUL1996	
Completion Date:	11JUL1996	
Staff Number:	283	
Rank Value:	0	
FRT Action Priority:		
Comments:		
Administrative Action:	VCS Waiting List	
Category:		
Agency:	DEQ	
Subprogram:	VCS	
Region:	NW	
Start Date:	31JUL1995	
Completion Date:	09JUL1996	
Staff Number:	237	
Rank Value:	6	
FRT Action Priority:		
Comments:		
<u>PERMIT INFORMATION</u>		
<u>OPERATIONS INFORMATION</u>		
Years of Operation:	unknown	
Most Recent Flag:	N	
Status:	Inactive	
Comment:	Site was also a service station.	
<u>HAZARDOUS SUBSTANCE RELEASED</u>		
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.		
Substance:	ETHYLBENZENE	
Quantity:	unk	
Dates:	unk	

- Continued on next page -



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE																																													
<b>SEARCH ID:</b> 20	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 18																																											
<b>NAME:</b> FAMOUS BRAND TIRES (FORMER)	<b>REV:</b> 09/18/02	SUSPECT SITE REQUIRING FURTHER																																											
<b>ADDRESS:</b> 12700 SW CANYON RD	<b>ID1:</b> ESH1738																																												
BEAVERTON OR 97005	<b>ID2:</b> OR																																												
WASH	<b>STATUS:</b>																																												
<b>CONTACT:</b>	<b>PHONE:</b>																																												
<p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <table style="width: 100%;"><tr><td style="width: 30%;">Substance:</td><td>TOLUENE</td></tr><tr><td>Quantity:</td><td>unk</td></tr><tr><td>Dates:</td><td>unk</td></tr></table> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <table style="width: 100%;"><tr><td style="width: 30%;">Substance:</td><td>XYLENES</td></tr><tr><td>Quantity:</td><td>unk</td></tr><tr><td>Dates:</td><td>unk</td></tr></table> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <table style="width: 100%;"><tr><td style="width: 30%;">Substance:</td><td>DICHLOROETHYLENE, 1,2-CIS-</td></tr><tr><td>Quantity:</td><td>unk</td></tr><tr><td>Dates:</td><td>unk</td></tr></table> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <table style="width: 100%;"><tr><td style="width: 30%;">Substance:</td><td>DICHLOROETHYLENE, 1,2-TRANS-</td></tr><tr><td>Quantity:</td><td>unk</td></tr><tr><td>Dates:</td><td>unk</td></tr></table> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <table style="width: 100%;"><tr><td style="width: 30%;">Substance:</td><td>BENZENE</td></tr><tr><td>Quantity:</td><td>unk</td></tr><tr><td>Dates:</td><td>unk</td></tr></table> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <table style="width: 100%;"><tr><td style="width: 30%;">Substance:</td><td>VINYL CHLORIDE</td></tr><tr><td>Quantity:</td><td>unk</td></tr><tr><td>Dates:</td><td>unk</td></tr></table> <p>The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.</p> <table style="width: 100%;"><tr><td style="width: 30%;">Substance:</td><td>NAPHTHA</td></tr><tr><td>Quantity:</td><td>unk</td></tr><tr><td>Dates:</td><td>unk</td></tr></table>				Substance:	TOLUENE	Quantity:	unk	Dates:	unk	Substance:	XYLENES	Quantity:	unk	Dates:	unk	Substance:	DICHLOROETHYLENE, 1,2-CIS-	Quantity:	unk	Dates:	unk	Substance:	DICHLOROETHYLENE, 1,2-TRANS-	Quantity:	unk	Dates:	unk	Substance:	BENZENE	Quantity:	unk	Dates:	unk	Substance:	VINYL CHLORIDE	Quantity:	unk	Dates:	unk	Substance:	NAPHTHA	Quantity:	unk	Dates:	unk
Substance:	TOLUENE																																												
Quantity:	unk																																												
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Substance:	NAPHTHA																																												
Quantity:	unk																																												
Dates:	unk																																												

- Continued on next page -

**JOB:** 16920.000

Site Details Page - 22

# Environmental FirstSearch Site Detail Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE			
<b>SEARCH ID:</b>	20	<b>DIST/DIR:</b>	0.10 NE
		<b>MAP ID:</b>	18
<b>NAME:</b>	FAMOUS BRAND TIRES (FORMER)	<b>REV:</b>	09/18/02
<b>ADDRESS:</b>	12700 SW CANYON RD BEAVERTON OR 97005 WASH	<b>ID1:</b>	ESCI1738
		<b>ID2:</b>	OR
<b>CONTACT:</b>		<b>STATUS:</b>	SUSPECT SITE REQUIRING FURTHER
		<b>PHONE:</b>	
<b>Regarding Substance:</b>	NAPHTHA		
<b>Comment Type:</b>	General Comments		
<b>Sent To:</b>			
<b>Regarding Substance:</b>	NAPHTHA		
<b>Comment Type:</b>	General Comments		
<p><b>CONTAMINATION</b> In October 1990, the site owner removed five USTs from the site, including three gasoline, one diesel, and one waste oil UST. Gasoline and BTEX were found in soils and groundwater beneath the gasoline USTs, located on the NW side of the property. No contamination was found beneath the waste oil UST. (See LUST log #34-90-0383 for more information on these removals.) In May 1993, three borings, completed as monitoring wells, were installed at the site, and shallow groundwater from each contained TPH and BTEX components. The well sited at the NW corner of the property also contained chlorinated VOCs. Sampling of this well (GEO-MW-3) in March 1995 showed it to be free of chlorinated VOCs, except for 3 ppb cis-1,2-dichloroethylene; the well did contain moderate levels of BTEX and other petroleum-based VOCs.</p>			
<p><b>DATA SOURCES</b> LUST file #34-90-0383; ECSI file #1709 (Koch's Cleaners).</p>			
<p><b>DISPOSALS</b></p>			
<p><b>GENERAL SITE DESCRIPTION</b></p>			
<p><b>HAZARDOUS SUBSTANCE/WASTE TYPES</b> Petroleum hydrocarbons, BTEX, chlorinated and petroleum-based solvents.</p>			
<p><b>HEALTH THREATS</b></p>			
<p><b>LAND USE (CURRENT/REASONABLY LIKELY)</b></p>			
<p><b>MANNER OF RELEASE</b></p>			
<p><b>MEDIA CONTAMINATION</b></p>			
<p><b>PATHWAYS &amp; OTHER HAZARDS</b> Groundwater at the site is quite shallow, ranging from 2 to 8 feet below ground surface. The flow direction appears to be towards the north.</p>			
<p><b>PROJECT ACTIVITY STATUS</b></p>			
<p><b>PROJECT ISSUES SUMMARY</b></p>			
<p><b>PROJECT TYPE</b></p>			
<p><b>QUARTERLY PLANNING SUMMARY</b></p>			
<p><b>REMEDIAL ACTION</b> (GMW 7/11/96) Gasoline-contaminated soils were removed from around the USTs and disposed of off-site in 1990-91. However, borings installed in May 1993 showed that soil around the decommissioned USTs still contained hydrocarbons, and 1995 sampling of these wells showed groundwater to still be contaminated from former UST releases. DEQ's UST Section should continue active oversight of petroleum-related issues around the former USTs (log #34-90-0383). Any chlorinated solvents detected in MW-3 at the NW edge of the property probably represent migration from the adjacent Koch's Cleaners site (ECSI #1709). (The most recent sampling of MW-3 showed only one chlorinated VOC, at a very low level.) There is an area of Stoddard-range soil contamination along the western edge of the property, which is also likely to have migrated from Koch's. Site Assessment recommends no Cleanup Program action at the site</p>			

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE					
<b>SEARCH ID:</b> 20	<b>DIST/DIR:</b> 0.10 NE	<b>MAP ID:</b> 18			
<table style="width: 100%; border: none;"><tr><td style="width: 50%; vertical-align: top;"><b>NAME:</b> FAMOUS BRAND TIRES (FORMER) <b>ADDRESS:</b> 12700 SW CANYON RD BEAVERTON OR 97005 WASH <b>CONTACT:</b></td><td style="width: 50%; vertical-align: top;"><b>REV:</b> 09/18/02 <b>ID1:</b> ESC11738 <b>ID2:</b> OR <b>STATUS:</b> SUSPECT SITE REQUIRING FURTHER <b>PHONE:</b></td></tr></table>				<b>NAME:</b> FAMOUS BRAND TIRES (FORMER) <b>ADDRESS:</b> 12700 SW CANYON RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>	<b>REV:</b> 09/18/02 <b>ID1:</b> ESC11738 <b>ID2:</b> OR <b>STATUS:</b> SUSPECT SITE REQUIRING FURTHER <b>PHONE:</b>
<b>NAME:</b> FAMOUS BRAND TIRES (FORMER) <b>ADDRESS:</b> 12700 SW CANYON RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>	<b>REV:</b> 09/18/02 <b>ID1:</b> ESC11738 <b>ID2:</b> OR <b>STATUS:</b> SUSPECT SITE REQUIRING FURTHER <b>PHONE:</b>				
<p><i>at this time, as contamination should be addressed adequately by the UST Section and by Cleanup Program activity at Koch s Cleaners.</i></p> <p><u><b>RESIDUAL RISK ASSESSMENT</b></u></p> <p><u><b>SITE CONTACTS</b></u></p> <p><u><b>SITE LOCATION</b></u> <i>Located adjacent to former site of Koch s Cleaners (ECSI #1709).</i></p> <p><u><b>SITE OWNERSHIP</b></u></p> <p><u><b>SUBSTANCES OF CONCERN</b></u></p> <p><u><b>WATER USE (CURRENT/REASONABLY LIKELY)</b></u></p> <p><u><b>STUDY AREA INFORMATION</b></u></p>					

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 40

**DIST/DIR:** 0.10 NE

**MAP ID:** 18

**NAME:** PACIFIC PRIDE  
**ADDRESS:** 12700 SW CANYON RD  
PORTLAND OR 97005

**REV:** 01/16/03  
**ID1:** 9129  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**NO OF PERMITTED TANKS:** 4

**NO OF ACTIVE TANKS:**

**NO OF DECOMMISSIONED TANKS:** 4

**NO OF UPGRADED TANKS:**

**Permittee Name:**

**Permittee Phone:**

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 89

**DIST/DIR:** 0.10 NE

**MAP ID:** 18

**NAME:** PACIFIC PRIDE (FAMOUS BRAND TIRES)  
**ADDRESS:** 12700 SW CANYON ROAD  
PORTLAND OR 97005

**REV:** 08/23/00  
**ID1:** 34-90-0383  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**REGION:** NWR

**CLEANUP LEAD:**

**CLEANUP START DATE:** 18APR1991

**CLEANUP END DATE:**

**SITE WORK COMPLETION DATE:**

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

RCRA GENERATOR SITE			
<b>SEARCH ID:</b> 1	<b>DIST/DIR:</b> 0.12 NW	<b>MAP ID:</b> 1	
<b>NAME:</b> BEAVERTON CLEANERS & LDRY CO		<b>REV:</b> 12/9/02	
<b>ADDRESS:</b> 12855 SW CANYON RD		<b>ID1:</b> ORD982659187	
BEAVERTON OR 97005		<b>ID2:</b>	
<b>CONTACT:</b>		<b>STATUS:</b> VGN	
		<b>PHONE:</b>	
<p><u><b>SITE INFORMATION</b></u></p> <p><u><b>UNIVERSE TYPE:</b></u></p> <p>CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE</p> <p><u><b>SIC INFORMATION:</b></u></p> <p>7216 - SERVICES - DRY CLEANING PLANTS, EXCEPT RUG</p> <p><u><b>ENFORCEMENT INFORMATION:</b></u></p> <p><u><b>VIOLATION INFORMATION:</b></u></p>			

***Environmental FirstSearch  
Site Detail Report***

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

LEAKING UNDERGROUND STORAGE TANKS			
<b>SEARCH ID:</b> 45	<b>DIST/DIR:</b> 0.12 NW	<b>MAP ID:</b> 1	
<b>NAME:</b> BEAVERTON CLEANERS, HOT		<b>REV:</b> 08/23/00	
<b>ADDRESS:</b> 12855 SW CANYON ROAD		<b>ID1:</b> 34-98-0658	
BEAVERTON OR 97005		<b>ID2:</b>	
<b>CONTACT:</b>		<b>STATUS:</b>	
		<b>PHONE:</b>	
<b>REGION:</b> NWR			
<b>CLEANUP LEAD:</b>			
<b>CLEANUP START DATE:</b>			
<b>CLEANUP END DATE:</b>			
<b>SITE WORK COMPLETION DATE:</b>			

# *Environmental FirstSearch* *Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SPILLS SITE																											
<b>SEARCH ID:</b> 32	<b>DIST/DIR:</b> 0.12 SW	<b>MAP ID:</b> 27																									
<b>NAME:</b> RESP. CO.: BEAVERTON SWIM CENTE <b>ADDRESS:</b> 12850 SW 3RD BEAVERTON OR 97005 WASHINGTON <b>CONTACT:</b> BEAVERTON SWIM CENTE		<b>REV:</b> 01/13/99 <b>ID1:</b> FM:HM-09-930115 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>																									
<u><b>GENERAL INFORMATION</b></u> <b>OFSM Incident Report # (dept. # &amp; fire marshals #):</b> HM-09-930115 <b>Fire Marshals Office Incident Report Number:</b> 930115 <b>Agency Report Number:</b> 93-3117 <b>Date of Incident:</b> 03/14/1993 <b>District of Incident:</b> BEAVERTON <b>County:</b> WASHINGTON <b>Department Responding:</b> HAZMAT TEAM TUALATIN <b>State Hazmat Team (If applicable):</b> 09 <b>Hazmat Local (If applicable):</b> <b>Hazmat Log Number:</b>																											
<u><b>PERSON MAKING REPORT</b></u> <b>Name &amp; Title:</b> CHARLES LABANN LT <b>Agency &amp; Agency ID:</b> TVFR <b>Phone Number:</b> 649-8577																											
<u><b>PARTY (ies)</b></u> <b>Responsible Party(ies):</b> BEAVERTON SWIM CENTE <b>Company:</b> BEAVERTON SWIM CENTE <b>Address:</b> 12850 SW 3RD BUTN, OR 97005 <b>Phone Number 1:</b> <b>Phone Number 2:</b>																											
<u><b>SCENE TYPE</b></u> <b>Public Road:</b> No <b>Public Structure:</b> Yes <b>Public Land:</b> No <b>Forest:</b> No <b>Private Road:</b> No <b>Private Structure:</b> No <b>Private Land:</b> No <b>Waterway:</b> No <b>Other (list):</b>																											
<u><b>AREA TYPE</b></u> <table style="width:100%; border: none;"> <tr> <td style="width:33%;">Industrial:</td> <td style="width:33%;">No</td> <td style="width:33%;">Residential:</td> <td style="width:33%;">Yes</td> </tr> <tr> <td>Forest:</td> <td>No</td> <td>Commercial:</td> <td>No</td> </tr> <tr> <td>Rural/Agricultural:</td> <td>No</td> <td>Other:</td> <td>No</td> </tr> </table>				Industrial:	No	Residential:	Yes	Forest:	No	Commercial:	No	Rural/Agricultural:	No	Other:	No												
Industrial:	No	Residential:	Yes																								
Forest:	No	Commercial:	No																								
Rural/Agricultural:	No	Other:	No																								
<u><b>AGENCIES RESPONDING (# of units)</b></u> <table style="width:100%; border: none;"> <tr> <td style="width:33%;">Police:</td> <td style="width:33%;">1</td> <td style="width:33%;">Public Works:</td> <td style="width:33%;">0</td> </tr> <tr> <td>Ambulance:</td> <td>0</td> <td>State Agency:</td> <td>0</td> </tr> <tr> <td>Federal Agency:</td> <td>0</td> <td>Railroad:</td> <td>0</td> </tr> <tr> <td>State Regional Hazmat Team:</td> <td>1</td> <td></td> <td></td> </tr> <tr> <td>DEQ:</td> <td>0</td> <td></td> <td></td> </tr> <tr> <td>Other:</td> <td>0</td> <td></td> <td></td> </tr> </table>				Police:	1	Public Works:	0	Ambulance:	0	State Agency:	0	Federal Agency:	0	Railroad:	0	State Regional Hazmat Team:	1			DEQ:	0			Other:	0		
Police:	1	Public Works:	0																								
Ambulance:	0	State Agency:	0																								
Federal Agency:	0	Railroad:	0																								
State Regional Hazmat Team:	1																										
DEQ:	0																										
Other:	0																										

- Continued on next page -



# *Environmental FirstSearch* *Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SPILLS SITE			
<b>SEARCH ID:</b> 32	<b>DIST/DIR:</b> 0.12 SW	<b>MAP ID:</b> 27	
<b>NAME:</b> RESP. CO.: BEAVERTON SWIM CENTE <b>ADDRESS:</b> 12850 SW 3RD BEAVERTON OR 97005 WASHINGTON <b>CONTACT:</b> BEAVERTON SWIM CENTE		<b>REV:</b> 01/13/99 <b>ID1:</b> FM:HM-09-930115 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>	
<b>Other:</b>			
<u><b>ACTION TAKEN AT THE SCENE</b></u>			
Secure Area:	Yes	Crowd Control:	Yes
Containment:	No	Hot Zone Determined:	No
On-Site EMS:	No	Transport Pt.:	No
Activate OERS:	No	Traffic Control:	No
Extinguishment:	No	Identify Hazmat:	No
Evacuation:	No	Decontaminate:	No
Evaluate:	No	Clean-up:	No
Pub Info Rel:	No	Remove Hazard:	Yes
<u><b>SOURCE OF INCIDENT</b></u>			
Commercial Vehicle:	No	Drug Lab:	No
Car:	No	Fixed Facility:	Yes
Train:	No	Pipeline:	No
Ship:	No	Aircraft:	No
Other:	No		
Other Description:			
<u><b>MATERIAL INVOLVED</b></u>			
Fuel:	No	Cargo:	No
Product:	Yes	Waste Material:	No
<u><b>CAUSE OF INCIDENT</b></u>			
During Delivery Shipment:	No	Normal Operation:	Yes
During Fire/Explosion:	No	During Storage:	No
Excavation:	No	Rail Car Connect:	No
MVA:	No	During Manufacture:	No
Unauthorized Release:	No	Derailment:	No
During Repair:	No	Abandoned/Parked:	No
In Transit:	No	Docked:	No
Material Not Released:	No		
<u><b>HAZMAT BEHAVIOR ON RELEASE</b></u>			
Inert/No Reaction:	No	Caused Fire:	No
Entered Waterway:	No	Contributed to Fire:	No
Became Airborne:	Yes	Caused Explosion:	No
Contaminated Area:	No	Contributed to Explosion:	No
Other:	No		
Other:			
<u><b>CHEMICAL INFORMATION (if blank below, no info. reported)</b></u>			
Chemical/Trade Name 1: CHLORINE			
Number of Containers: 1			
Size of Containers: 150			
Amount at Risk: LBS: 0		Gallons:	Cubic Feet: 0

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SPILLS SITE			
<b>SEARCH ID:</b> 32	<b>DIST/DIR:</b> 0.12 SW	<b>MAP ID:</b> 27	
<b>NAME:</b> RESP. CO.: BEAVERTON SWIM CENTE <b>ADDRESS:</b> 12850 SW 3RD BEAVERTON OR 97005 WASHINGTON <b>CONTACT:</b> BEAVERTON SWIM CENTE		<b>REV:</b> 01/13/99 <b>ID1:</b> FM:HM-09-930115 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>	
<b>Amount Released:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<b>Chemical/Trade Name 2:</b>			
<b>Number of Containers:</b> 0			
<b>Size of Containers:</b> 0			
<b>Amount at Risk:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<b>Amount Released:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<b>Chemical/Trade Name 3:</b>			
<b>Number of Containers:</b> 0			
<b>Amount at Risk:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<b>Amount Released:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<b>Chemical/Trade Name 4:</b>			
<b>Number of Containers:</b>			
<b>Amount at Risk:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<b>Amount Released:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<b>Chemical/Trade Name 5:</b>			
<b>Number of Containers:</b>			
<b>Amount at Risk:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<b>Amount Released:</b> LBS: 0 <b>Gallons:</b> <b>Cubic Feet:</b> 0			
<u><b>ESTIMATED PROPERTY LOSS</b></u>			
<b>Vehicle &amp; Cargo:</b> 0			
<b>Fixed Property:</b> 0			

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

RCRA GENERATOR SITE			
<b>SEARCH ID:</b> 6		<b>DIST/DIR:</b> 0.13 NE	
		<b>MAP ID:</b> 9	
<b>NAME:</b> RASMUSSEN & CO PAINT DIV		<b>REV:</b> 12/9/02	
<b>ADDRESS:</b> 12655 SW BEAVERDAM RD		<b>ID1:</b> ORD980834972	
BEAVERTON OR 97005		<b>ID2:</b>	
		<b>STATUS:</b> VGN	
<b>CONTACT:</b>		<b>PHONE:</b>	
 <u><b>SITE INFORMATION</b></u>  <u><b>UNIVERSE TYPE:</b></u>  CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE  <u><b>SIC INFORMATION:</b></u>  2851 - MANUFACTURING - PAINTS AND ALLIED PRODUCTS  <u><b>ENFORCEMENT INFORMATION:</b></u>  <u><b>VIOLATION INFORMATION:</b></u>			

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 92

**DIST/DIR:** 0.13 NE

**MAP ID:** 9

**NAME:** RASMUSSEN & CO.  
**ADDRESS:** 12655 S.W. BEAVERDAM RD  
BEAVERTON OR 97005

**REV:** 08/23/00  
**ID1:** 34-89-0194  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**REGION:** NWR  
**CLEANUP LEAD:**  
**CLEANUP START DATE:** 06SEP1989  
**CLEANUP END DATE:** 12NOV1997  
**SITE WORK COMPLETION DATE:** 22SEP1997

REGISTERED UNDERGROUND STORAGE TANKS

**SEARCH ID:** 41

**DIST/DIR:** 0.13 NE

**MAP ID:** 9

**NAME:** RASMUSSEN & CO.  
**ADDRESS:** 12655 SW BEAVERDAM RD  
BEAVERTON OR 97005

**REV:** 01/16/03  
**ID1:** 7410  
**ID2:**  
**STATUS:**  
**PHONE:** (503) 644-9137

**CONTACT:**

**NO OF PERMITTED TANKS:** 2  
**NO OF ACTIVE TANKS:**  
**NO OF DECOMMISSIONED TANKS:** 3  
**NO OF UPGRADED TANKS:**  
**Permittee Name:**  
**Permittee Phone:** (503) 644-9137

# Environmental FirstSearch Site Detail Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE	
<b>SEARCH ID:</b> 30	<b>DIST/DIR:</b> 0.13 NE
<b>MAP ID:</b> 9	
<b>NAME:</b> RASMUSSEN PAINTS <b>ADDRESS:</b> 12655 SW BEAVERDAM RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>	<b>REV:</b> 09/18/02 <b>ID1:</b> ESCI153 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE L <b>PHONE:</b>
<p><u>Alias Name</u></p> <p><b>GENERAL SITE INFORMATION:</b></p> <p>NPL Site: N</p> <p>CERCLIS ID:</p> <p>Agency ECSF Code (legal info): AUTHO</p> <p>Investigative Status: LIS</p> <p>Orphan Site: N</p> <p>Study Area: N</p> <p>Size Of Site: .5 acres</p> <p>Tax Lots: 200,3400</p> <p>Township/Range Coordinates: 1/1</p> <p>Section/Quarter Section Coordinates: 16/</p> <p>Agency Coordinates Supplier: Mapblast/Internet</p> <p>Agency Latitude Coordinate: 45.4883</p> <p>Agency Longitude Coordinate: -122.8066</p> <p><b>ADMINISTRATIVE ACTIONS</b></p> <p>Administrative Action: Facility placed on Confirmed Release List</p> <p>Category:</p> <p>Agency: DEQ</p> <p>Subprogram: SAS</p> <p>Region: NW</p> <p>Start Date: 16JUN1995</p> <p>Completion Date: 16JUN1995</p> <p>Staff Number: 283</p> <p>Rank Value: 0</p> <p>FRT Action Priority:</p> <p>Comments:</p> <p>Administrative Action: Facility proposed for Confirmed Release List</p> <p>Category:</p> <p>Agency: DEQ</p> <p>Subprogram: SAS</p> <p>Region: NW</p> <p>Start Date: 24FEB1995</p> <p>Completion Date: 31DEC3999</p> <p>Staff Number: 283</p> <p>Rank Value: 0</p> <p>FRT Action Priority:</p> <p>Comments:</p>	

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE		
<b>SEARCH ID:</b> 30	<b>DIST/DIR:</b> 0.13 NE	<b>MAP ID:</b> 9
<b>NAME:</b> RASMUSSEN PAINTS <b>ADDRESS:</b> 12655 SW BEAVERDAM RD BEAVERTON OR 97005 WASH		<b>REV:</b> 09/18/02 <b>ID1:</b> ESCI153 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE L <b>PHONE:</b>
<b>CONTACT:</b>		
<b>Administrative Action:</b> <i>Listing on Confirmed Release List recommended</i>		
<b>Category:</b>		
<b>Agency:</b> <i>DEQ</i>		
<b>Subprogram:</b> <i>SAS</i>		
<b>Region:</b> <i>NW</i>		
<b>Start Date:</b> <i>15JUN1995</i>		
<b>Completion Date:</b> <i>15JUN1995</i>		
<b>Staff Number:</b> <i>283</i>		
<b>Rank Value:</b> <i>0</i>		
<b>FRT Action Priority:</b>		
<b>Comments:</b>		
 <b>Administrative Action:</b> <i>Listing Review completed</i>		
<b>Category:</b>		
<b>Agency:</b> <i>DEQ</i>		
<b>Subprogram:</b> <i>SAS</i>		
<b>Region:</b> <i>NW</i>		
<b>Start Date:</b> <i>22NOV1994</i>		
<b>Completion Date:</b> <i>23NOV1994</i>		
<b>Staff Number:</b> <i>283</i>		
<b>Rank Value:</b> <i>0</i>		
<b>FRT Action Priority:</b>		
<b>Comments:</b>		
 <b>Administrative Action:</b> <i>Proposal for Confirmed Release List recommended</i>		
<b>Category:</b>		
<b>Agency:</b> <i>DEQ</i>		
<b>Subprogram:</b> <i>SAS</i>		
<b>Region:</b> <i>NW</i>		
<b>Start Date:</b> <i>22NOV1994</i>		
<b>Completion Date:</b> <i>22NOV1994</i>		
<b>Staff Number:</b> <i>283</i>		
<b>Rank Value:</b> <i>0</i>		
<b>FRT Action Priority:</b>		
<b>Comments:</b>		
 <b>Administrative Action:</b> <i>Remedial Action recommended (RA)</i>		
<b>Category:</b>		
<b>Agency:</b> <i>DEQ</i>		
<b>Subprogram:</b> <i>SAS</i>		
<b>Region:</b> <i>NW</i>		
<b>Start Date:</b> <i>23NOV1994</i>		
<b>Completion Date:</b> <i>23NOV1994</i>		
<b>Staff Number:</b> <i>283</i>		

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE		
<b>SEARCH ID:</b> 30	<b>DIST/DIR:</b> 0.13 NE	<b>MAP ID:</b> 9
<hr/>		
<b>NAME:</b> RASMUSSEN PAINTS <b>ADDRESS:</b> 12655 SW BEAVERDAM RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>	<b>REV:</b> 09/18/02 <b>ID1:</b> ESCH153 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE L <b>PHONE:</b>	
<hr/>		
<b>Rank Value:</b>	0	
<b>FRT Action Priority:</b>	LOW	
<b>Comments:</b>		
<b>Administrative Action:</b>	Responsible party notified re 11/88 Inventory listing	
<b>Category:</b>		
<b>Agency:</b>	DEQ	
<b>Subprogram:</b>	SAS	
<b>Region:</b>		
<b>Start Date:</b>	30NOV1988	
<b>Completion Date:</b>	31DEC3999	
<b>Staff Number:</b>		
<b>Rank Value:</b>	0	
<b>FRT Action Priority:</b>		
<b>Comments:</b>		
<b>Administrative Action:</b>	Review for final listing	
<b>Category:</b>		
<b>Agency:</b>	DEQ	
<b>Subprogram:</b>	SAS	
<b>Region:</b>	NW	
<b>Start Date:</b>	09JUN1995	
<b>Completion Date:</b>	15JUN1995	
<b>Staff Number:</b>	283	
<b>Rank Value:</b>	0	
<b>FRT Action Priority:</b>		
<b>Comments:</b>		
<b>Administrative Action:</b>	Site added to database	
<b>Category:</b>		
<b>Agency:</b>	DEQ	
<b>Subprogram:</b>	SAS	
<b>Region:</b>		
<b>Start Date:</b>	04AUG1988	
<b>Completion Date:</b>	31DEC3999	
<b>Staff Number:</b>	112	
<b>Rank Value:</b>	0	
<b>FRT Action Priority:</b>		
<b>Comments:</b>		
<b>Administrative Action:</b>	SITE EVALUATION	
<b>Category:</b>		
<b>Agency:</b>	DEQ	

- Continued on next page -

# *Environmental FirstSearch* *Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE	
<b>SEARCH ID:</b> 30	<b>DIST/DIR:</b> 0.13 NE <b>MAP ID:</b> 9
<b>NAME:</b> RASMUSSEN PAINTS <b>ADDRESS:</b> 12655 SW BEAVERDAM RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>	<b>REV:</b> 09/18/02 <b>ID1:</b> ESCI153 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE I <b>PHONE:</b>
<b>Subprogram:</b> SAS <b>Region:</b> NW <b>Start Date:</b> 22JUL1994 <b>Completion Date:</b> 22NOV1994 <b>Staff Number:</b> 283 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> <b>Comments:</b>	
<b>Administrative Action:</b> Site Screening recommended (EV) <b>Category:</b> <b>Agency:</b> DEQ <b>Subprogram:</b> SAS <b>Region:</b> <b>Start Date:</b> 12FEB1994 <b>Completion Date:</b> 12FEB1994 <b>Staff Number:</b> 107 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> <b>Comments:</b>	
<b>Administrative Action:</b> State Basic Preliminary Assessment recommended (PA) <b>Category:</b> <b>Agency:</b> DEQ <b>Subprogram:</b> SAS <b>Region:</b> NW <b>Start Date:</b> 23NOV1994 <b>Completion Date:</b> 23NOV1994 <b>Staff Number:</b> 283 <b>Rank Value:</b> 0 <b>FRT Action Priority:</b> LOW <b>Comments:</b>	
<b><u>PERMIT INFORMATION</u></b> <b>Permit Number:</b> 980834972 <b>Agency Name:</b> DEQ <b>Comments:</b>	
<b><u>OPERATIONS INFORMATION</u></b> <b>Years of Operation:</b> <b>Most Recent Flag:</b> Y <b>Status:</b> A	

- Continued on next page -



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE

**SEARCH ID:** 30

**DIST/DIR:** 0.13 NE

**MAP ID:** 9

**NAME:** RASMUSSEN PAINTS  
**ADDRESS:** 12655 SW BEAVERDAM RD  
BEAVERTON OR 97005  
WASH

**REV:** 09/18/02  
**ID1:** ESCI153  
**ID2:** OR  
**STATUS:** LISTED ON CONFIRMED RELEASE I  
**PHONE:**

**CONTACT:**

**Comment:**  
*Paint manufacturer*

**HAZARDOUS SUBSTANCE RELEASED**

The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.

**Substance:** ETHYLBENZENE  
**Quantity:** Unknown  
**Dates:** Unknown

The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.

**Substance:** XYLENES  
**Quantity:** Unknown  
**Dates:** Unknown

**AGENCY COMMENTS ON HAZARDS RELEASED**

**Sent To:** NWR WQ source file  
**Regarding Substance:** XYLENES  
**Comment Type:** Data Sources

**CONTAMINATION** This source has a history of discharging small amounts of paint waste to the storm drain (which drains into Beaver Creek). Numerous complaints documented between 1967 and 1982. Sloppy waste-handling procedures may have contributed to surface and subsurface contamination. During underground storage tank removal in 1989, significant soil and groundwater contamination was found in three separate UST excavations.

**DATA SOURCES** Correspondence from owner and/or operator. Notice of Violation letter. Complaint form. Lab results. DEQ LUST file #34-89-0194.

**DISPOSALS**

**GENERAL SITE DESCRIPTION**

**HAZARDOUS SUBSTANCE/WASTE TYPES** xylene, paint waste, paint thinner

**HEALTH THREATS** Soil and surface water contamination.

**LAND USE (CURRENT/REASONABLY LIKELY)**

**MANNER OF RELEASE** Disposal into on-site storm drain and ditch; leakage from drums of waste paint solvent; leakage from underground storage tanks until 1989.

**MEDIA CONTAMINATION**

**PATHWAYS & OTHER HAZARDS** Soil and surface water contamination. Ditch from the facility flows into tributary of Beaver Creek.

- Continued on next page -

## Environmental FirstSearch Site Detail Report

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE			
<b>SEARCH ID:</b> 30	<b>DIST/DIR:</b> 0.13 NE	<b>MAP ID:</b> 9	
<b>NAME:</b> RASMUSSEN PAINTS <b>ADDRESS:</b> 12655 SW BEAVERDAM RD BEAVERTON OR 97005 WASH <b>CONTACT:</b>		<b>REV:</b> 09/18/02 <b>ID1:</b> ESCH153 <b>ID2:</b> OR <b>STATUS:</b> LISTED ON CONFIRMED RELEASE I <b>PHONE:</b>	
<b><u>PROJECT ACTIVITY STATUS</u></b>			
<b><u>PROJECT ISSUES SUMMARY</u></b>			
<b><u>PROJECT TYPE</u></b>			
<b><u>QUARTERLY PLANNING SUMMARY</u></b>			
<p><b><u>REMEDIAL ACTION</u></b> RP's contractor removed about 200 yards of soil from two UST pits during tank removal, and eventually backfilled both excavations with clean fill. It is unclear whether all contaminated soils were removed from these excavations, because no confirmation samples were taken. Stockpiled soil was aerated passively and spread on-site after TPH decreased to below levels of concern. Three monitoring wells were installed and sampled at the site in September 1992. The well adjacent to the former leaking UST showed low levels of xylene and ethylbenzene, but there was no BTEX in the two other wells. These results suggest that old source areas have been removed, either through evaporation/natural degradation, the removal of USTs and surrounding contaminated soils, and/or the presumed adoption of better waste-management practices. Site Assessment recommends that the RP expand its groundwater investigation to include off-site, downgradient monitoring points, under the guidance of the Voluntary Cleanup Program. Otherwise, a PA should be performed, under low priority, to evaluate the potential exposure pathways.</p>			
<b><u>RESIDUAL RISK ASSESSMENT</u></b>			
<b><u>SITE CONTACTS</u></b>			
<b><u>SITE LOCATION</u></b>			
<b><u>SITE OWNERSHIP</u></b>			
<b><u>SUBSTANCES OF CONCERN</u></b>			
<b><u>WATER USE (CURRENT/REASONABLY LIKELY)</u></b>			
<b><u>STUDY AREA INFORMATION</u></b>			

# *Environmental FirstSearch* *Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE			
<b>SEARCH ID:</b> 29	<b>DIST/DIR:</b> 0.13 NE	<b>MAP ID:</b> 9	
<b>NAME:</b> RASMUSSEN PAINTS	<b>REV:</b> 01/07/99		
<b>ADDRESS:</b> 12655 SW BEAVERDAM RD BEAVERTON OR 97005	<b>ID1:</b> CRL153		
<b>CONTACT:</b>	<b>ID2:</b>		
	<b>STATUS:</b>		
	<b>PHONE:</b>		
<b>SUBSTANCES:</b>	ethylbenzene; xylenes		
<b>MEDIA CONTAMINATED:</b>	Groundwater, Soil		
<b>PHASE:</b>	Phase I: Facilities where remedial investigation and feasibility studies have not been initiated.		
<b>CURRENT PROGRAM:</b>	SAS: Indicates that the site is still under investigation through the DEQ Site Assessment Program.		
<b>ACTION CODE:</b>			
<b>START DATE:</b>			
<b>COMPLETION DATE:</b>			

REGISTERED UNDERGROUND STORAGE TANKS			
<b>SEARCH ID:</b> 34	<b>DIST/DIR:</b> 0.14 SW	<b>MAP ID:</b> 5	
<b>NAME:</b> BEAVERTON HIGH SCHOOL	<b>REV:</b> 01/16/03		
<b>ADDRESS:</b> 13000 SW 2ND ST BEAVERTON OR 97005	<b>ID1:</b> 1960		
<b>CONTACT:</b> DIRECTOR FACILITIES/ TRA	<b>ID2:</b>		
	<b>STATUS:</b>		
	<b>PHONE:</b> (503) 591-8000		
<b>NO OF PERMITTED TANKS:</b>	1		
<b>NO OF ACTIVE TANKS:</b>			
<b>NO OF DECOMMISSIONED TANKS:</b>	1		
<b>NO OF UPGRADED TANKS:</b>			
<b>Permittee Name:</b>	Director Facilities/ Tra		
<b>Permittee Phone:</b>	(503) 591-8000		

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

LEAKING UNDERGROUND STORAGE TANKS			
<b>SEARCH ID:</b> 47	<b>DIST/DIR:</b> 0.14 SW	<b>MAP ID:</b> 5	
<b>NAME:</b> BEAVERTON HIGH SCHOOL <b>ADDRESS:</b> 13000 SW SECOND ST BEAVERTON OR 97005		<b>REV:</b> 08/23/00 <b>ID1:</b> 34-89-0104 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>	
<b>CONTACT:</b>			
<b>REGION:</b> <b>CLEANUP LEAD:</b> <b>CLEANUP START DATE:</b> <b>CLEANUP END DATE:</b> <b>SITE WORK COMPLETION DATE:</b>		<i>NWR</i> <i>RP</i> <i>22JUN1989</i> <i>13NOV1996</i> <i>19AUG1996</i>	

# *Environmental FirstSearch* *Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE	
<b>SEARCH ID:</b> 11	<b>DIST/DIR:</b> 0.14 SW <span style="float: right;"><b>MAP ID:</b> 5</span>
<b>NAME:</b> BEAVERTON HIGH SCHOOL <b>ADDRESS:</b> 13000 SW 2ND ST BEAVERTON OR 97005 WASH <b>CONTACT:</b>	<b>REV:</b> 09/18/02 <b>ID1:</b> ESCH090 <b>ID2:</b> OR <b>STATUS:</b> SUSPECT SITE REQUIRING FURTHER <b>PHONE:</b>
<u>Atlas Name</u>	
<u>GENERAL SITE INFORMATION:</u>	
NPL Site:	N
CERCLIS ID:	
Agency ECSF Code (legal info):	
Investigative Status:	SUS
Orphan Site:	N
Study Area:	N
Size Of Site:	
Tax Lots:	2100 & 10900
Township/Range Coordinates:	1/1
Section/Quarter Section Coordinates:	16/
Agency Coordinates Supplier:	Mapblast/Internet
Agency Latitude Coordinate:	45.4858
Agency Longitude Coordinate:	-122.8105
 <u>ADMINISTRATIVE ACTIONS</u>	
Administrative Action:	Site added to database
Category:	
Agency:	DEQ
Subprogram:	SAS
Region:	
Start Date:	09OCT1990
Completion Date:	31DEC3999
Staff Number:	140
Rank Value:	0
ERT Action Priority:	
Comments:	
Administrative Action:	Site Screening recommended (EV)
Category:	
Agency:	DEQ
Subprogram:	SAS
Region:	
Start Date:	12FEB1994
Completion Date:	12FEB1994
Staff Number:	107
Rank Value:	0
ERT Action Priority:	
Comments:	

- Continued on next page -

*Environmental FirstSearch*  
*Site Detail Report*

TARGET SITE: SW 1ST AND MAIN ST  
BEAVERTON OR 97005

JOB: 16920.000

STATE SITE			
SEARCH ID: 11	DIST/DIR: 0.14 SW	MAP ID: 5	
NAME: BEAVERTON HIGH SCHOOL ADDRESS: 13000 SW 2ND ST BEAVERTON OR 97005 WASH		REV: 09/18/02 ID1: ESCI1090 ID2: OR STATUS: SUSPECT SITE REQUIRING FURTHER PHONE:	
<u>PERMIT INFORMATION</u>			
<u>OPERATIONS INFORMATION</u>			
Years of Operation:			
Most Recent Flag: Y			
Status: Unknown			
Comment: high school			
<u>HAZARDOUS SUBSTANCE RELEASED</u>			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
Substance: PCB 1221			
Quantity: unknown			
Dates: unknown			
The following data is provided for historic purposes but may no longer be current. The agency is no longer providing updated or complete data for these details as part of its ECSI database.			
Substance: TOTAL ORGANIC HALOGENS (TOX)			
Quantity: unknown			
Dates: unknown			
<u>AGENCY COMMENTS ON HAZARDS RELEASED</u>			
Sent To: water analysis from excavation			
Regarding Substance: PCB 1221			
Comment Type: Data Sources			
Sent To: water analysis from excavation			
Regarding Substance: TOTAL ORGANIC HALOGENS (TOX)			
Comment Type: Data Sources			
<u>CONTAMINATION</u> (10/9/90 MM) Waste-oil tank on-site was decommissioned at a time when LUST policies were not well defined. Visibly contaminated soils were removed and disposed of; however, no confirmation samples were taken to ensure the adequacy of the cleanup.			
<u>DATA SOURCES</u> Notice of UST Decommissioning, UST permit, LUST release form, contractor s log, excavation photos.			
<u>DISPOSALS</u>			
<u>GENERAL SITE DESCRIPTION</u>			
<u>HAZARDOUS SUBSTANCE/WASTE TYPES</u> PCBs, total organic halogens			
<u>HEALTH THREATS</u>			

- Continued on next page -

*Environmental FirstSearch*  
*Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

STATE SITE			
<b>SEARCH ID:</b> 11	<b>DIST/DIR:</b> 0.14 SW	<b>MAP ID:</b> 5	
<b>NAME:</b> BEAVERTON HIGH SCHOOL		<b>REV:</b> 09/18/02	
<b>ADDRESS:</b> 13000 SW 2ND ST		<b>ID1:</b> ESCH090	
BEAVERTON OR 97005		<b>ID2:</b> OR	
WASH		<b>STATUS:</b> SUSPECT SITE REQUIRING FURTHER	
<b>CONTACT:</b>		<b>PHONE:</b>	
<u>LAND USE (CURRENT/REASONABLY LIKELY)</u>			
<u>MANNER OF RELEASE</u>			
<u>MEDIA CONTAMINATION</u>			
<u>PATHWAYS &amp; OTHER HAZARDS</u> (10/9/90 MM) Site is located in a residential area. Much of the contaminated soil may have already been removed. Groundwater was encountered around the 18-foot depth of excavation.			
<u>PROJECT ACTIVITY STATUS</u>			
<u>PROJECT ISSUES SUMMARY</u>			
<u>PROJECT TYPE</u>			
<u>QUARTERLY PLANNING SUMMARY</u>			
<u>REMEDIAL ACTION</u>			
<u>RESIDUAL RISK ASSESSMENT</u>			
<u>SITE CONTACTS</u> Keith Bunn, Stan Obrist Trucking, (503)667-4042			
<u>SITE LOCATION</u>			
<u>SITE OWNERSHIP</u>			
<u>SUBSTANCES OF CONCERN</u>			
<u>WATER USE (CURRENT/REASONABLY LIKELY)</u>			
<u>STUDY AREA INFORMATION</u>			

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

RCRA GENERATOR SITE			
<b>SEARCH ID:</b> 4	<b>DIST/DIR:</b> 0.14 SW	<b>MAP ID:</b> 5	
<b>NAME:</b> BEAVERTON SD 48 BEAVERTON HS		<b>REV:</b> 12/9/02	
<b>ADDRESS:</b> 13000 SW 2ND ST BEAVERTON OR 97005		<b>ID1:</b> ORD987182748	
		<b>ID2:</b>	
		<b>STATUS:</b> VGN	
<b>CONTACT:</b>		<b>PHONE:</b>	
<p><u><b>SITE INFORMATION</b></u></p> <p><u><b>UNIVERSE TYPE:</b></u></p> <p>CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN 100 KG/MONTH OF HAZARDOUS WASTE</p> <p><u><b>SIC INFORMATION:</b></u></p> <p>7699 - SERVICES - REPAIR SERVICES, NEC 8211 - SERVICES - ELEMENTARY AND SECONDARY SCHOOLS</p> <p><u><b>ENFORCEMENT INFORMATION:</b></u></p> <p><u><b>VIOLATION INFORMATION:</b></u></p>			



**Environmental FirstSearch  
Federal Databases and Sources**

**Non-ASTM Databases:**

**HMIRS: Hazardous Materials Incident Response System.** This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

*Updated quarterly.*

**NCDB: National Compliance Database.** The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

*Updated quarterly*

**NPDES: National Pollution Discharge Elimination System.** The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

*Updated semi-annually.*

**NRDB: National Radon Database.** The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

*Updated Periodically*

**Nuclear:** The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

*Updated Periodically*

**PADS: PCB Activity Database System**

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

*Updated semi-annually.*

**Receptors:** 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

*Updated Periodically*

Non-ASTM Databases (continued):

**RELEASES:** *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

*Updated semi-annually.*

**Soils:** This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

*Updated quarterly*

**TRIS:** *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

*Updated semi-annually.*

## **Environmental First Search Oregon Databases and Sources**

Note: For further information regarding a specific site recorded by the Oregon Department of Environmental Quality or to review the physical agency files, call the regional office in closest proximity to the property you are concerned with. A listing of the regional offices and phone numbers are listed on the last page of this source description.

### **ST: ENVIRONMENTAL CLEANUP SITE INFORMATION SYSTEM (ECSI)**

Source: The Oregon Department of Environmental Quality

The DEQ adds sites that are or may be contaminated and may require cleanup to its Environmental Cleanup Site Information system (ECSI); and electronic filing system. DEQ adds these sites to the CRL and Inventory when it determines they meet the respective criteria for listing, described above. Sites may be added to the CRL any time after they are added to the ECSI; they may be added to the Inventory only after a preliminary assessment is completed. Sites added to the Inventory are either already on the CRL or added to both lists at the same time.

The CRL, Inventory, and Voluntary Cleanups are all subsets of information derived from the ECSI system. Each of those lists are described below and included in the ECSI information in the First Search reports. ODEQ maintains individual lists for each of these subsets but they have minimal details on sites listed and duplicate the information in ECSI.

In order to avoid unnecessary duplication of records, and because the three categories are subsets of ECSI an extensive amount of details on ECSI sites are included in the First Search reports. It is much more comprehensive than what is provided on the individual lists and enables the report user to easily determine if a site falls into multiple categories.

To determine which lists a site is affiliated with look at the "Administrative Actions" section in the details of the First Search report for each ECSI site you are concerned with.

- **ST: CONFIRMED RELEASE LIST (CRL: included in ECSI)**

Oregon legislature has directed the Department of Environmental Quality (DEQ) to implement a comprehensive site discovery program to:

- A. Identify and assess releases or threats of releases of hazardous substances that may require removal or remedial action;
- B. Publish two separate lists of facilities, or sites, where releases of hazardous substances have been confirmed:
  - I. a Confirmed Release List (CRL), including all facilities with a confirmed release; and
  - II. an inventory, including facilities with a confirmed release which, in addition, based on a preliminary assessment, DEQ has determined require further investigation, removal, remedial action, or related long-term environmental or institutional controls; and
- C. Rank facilities on the Inventory based on the long and short-term threats they pose to public health and the environment.

## **ST: ENVIRONMENTAL CLEANUP SITE INFORMATION SYSTEM (ECSI)**

- **ST: VOLUNTARY CLEANUP SUB-PROGRAM (included in ECSI)**

There are a number of sites on both the CRL and Inventory where responsible parties have entered into an agreement with DEQ to voluntarily address contamination associated with their property. Under D.E.Q.'s Voluntary Cleanup Program, responsible parties may obtain DEQ oversight of assessment and cleanup actions leading to a No Further Action (NFA) determination from the agency. New voluntary cleanup projects are initiated as soon as resources become available.

- The initial VCS under the Current Program header on the CRL and Inventory is an indicator that the specified site has entered into the Voluntary Cleanup Program.
- The initials SRS indicate that the specified site may be facing enforcement action through the DEQ Site Response Program.
- The initials SAS would indicate that the site is still under investigation through the DEQ Site Assessment Program.

The CRL and Inventory do not include all sites in Oregon that are in the voluntary cleanup process. At some sites, responsible parties will perform cleanup on their own without DEQ oversight.

The requirements for this comprehensive site discovery program are established in Oregon's Environmental Cleanup Law, ORS 465.215 through 245, and DEQ's administrative rules, OAR 340-122-410-470.

## **LUST: LEAKING UNDERGROUND STORAGE TANKS**

Source: The Oregon Department of Environmental Quality

ODEQ maintains a list of leaking underground tanks reported leaking, under investigation or cleanup indicating cleanup start date, lead, and completion date.

## **UST: UNDERGROUND STORAGE TANKS**

Source: The Oregon Department of Environmental Quality

ODEQ maintains an inventory of registered active and decommissioned underground storage tanks.

## **SW: SOLID WASTE LANDFILLS**

Source: The Oregon Department of Environmental Quality

ODEQ maintains separate lists of various solid waste facilities including:

- Permitted
- Closed
- Municipal

## **SP: STATE SPILLS**

Source 1: The Oregon Department of Environmental Quality  
Phone: (503) 229-5731

Source 2: The state Fire Marshals Office  
Phone: (503) 373-1540

## OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY REGIONAL OFFICES

### WESTERN REGION

**Branch Office Grants Pass**  
Phone: (541) 471-2850  
Address: 510 NW Fourth Room 76, Grants Pass, OR 97526

**Salem Office**  
Phone: (503) 378-8240  
Address: 750 Front Street NE Suite 120, Salem, OR 97310

**Eugene Office**  
Phone: (541) 686-7888  
Address: 1102 Lincoln Street Suite 210, Eugene, OR 97401

**Coos Bay Office**  
Phone: (541) 269-2721  
Address: 40 N Front, Coos Bay, OR 97420

**Roseburg Office**  
Phone: (541) 440-3338  
Address: 725 SE Main, Roseburg, OR 97470

**Medford Office**  
Phone: (541) 776-6010  
Address: 201 W Main Street Suite 2-D, Medford, OR 97501

### NORTHWEST REGION

**Northwest Region Office Portland**  
Phone: (503) 229-5263  
Address: 2020 SW Fourth Suite 400, Portland, OR 97201

**North Coast Branch Office Warrenton**  
Phone: (503) 861-3280  
Address: 17 N Hwy 101, Warrenton, OR 97146

### EASTERN REGION

**Branch Office Baker City**  
Phone: (541) 523-9198  
Address: 2034 Auburn Street, Baker City, OR 97814

**Branch Office Klamath Falls**  
Phone: (541) 883-5599  
Address: 403 Pine Street, Klamath Falls, OR 97601

**Pendleton Office**  
Phone: (541) 276-4063  
Address: 700 SE Emigrant Suite 330, Pendleton, OR 97801

**Columbia Gorge Office Columbia Gorge Community College**  
Phone: (541) 298-7255  
Address: 400 E Scenic Drive Bldg. 2, The Dalles, OR 97058

**Bend Office**  
Phone: (541) 388-6146  
Address: 2146 NE Fourth Suite 104, Bend, OR 97701

*Environmental FirstSearch*  
*Street Name Report for Streets within .25 Mile(s) of Target Property*

**TARGET SITE:** SW 1ST AND MAIN ST  
BEAVERTON OR 97005

**JOB:** 16920.000

Street Name	Dist/Dir	Street Name	Dist/Dir
SOUTHWEST 1st St	0.01 SW		
SOUTHWEST 2nd St	0.06 S-		
SOUTHWEST 3rd St	0.11 SW		
SOUTHWEST 4th St	0.16 SW		
SOUTHWEST 5th St	0.21 SE		
SOUTHWEST Angel St	0.04 SE		
SOUTHWEST Beaverdam	0.13 NE		
SOUTHWEST Broadway	0.06 NE		
SOUTHWEST Canyon Rd	0.10 N-		
SOUTHWEST Cedar Hill	0.14 NW		
SOUTHWEST Erickson A	0.19 SW		
SOUTHWEST Farmington	0.03 NE		
SOUTHWEST Front St	0.21 NE		
SOUTHWEST Hall Blvd	0.21 NE		
SOUTHWEST Henry St	0.24 NW		
SOUTHWEST Lloyd Ave	0.22 NW		
SOUTHWEST Main Ave	0.00 --		
SOUTHWEST Rose Biggi	0.11 NW		
SOUTHWEST Short St	0.08 NE		
SOUTHWEST Stott St	0.05 SW		
SOUTHWEST Tualatin V	0.22 NW		
SOUTHWEST Tucker Ave	0.25 SE		
SOUTHWEST Washington	0.14 SE		
SOUTHWEST Watson Ave	0.09 SE		
SOUTHWEST West St	0.15 NE		

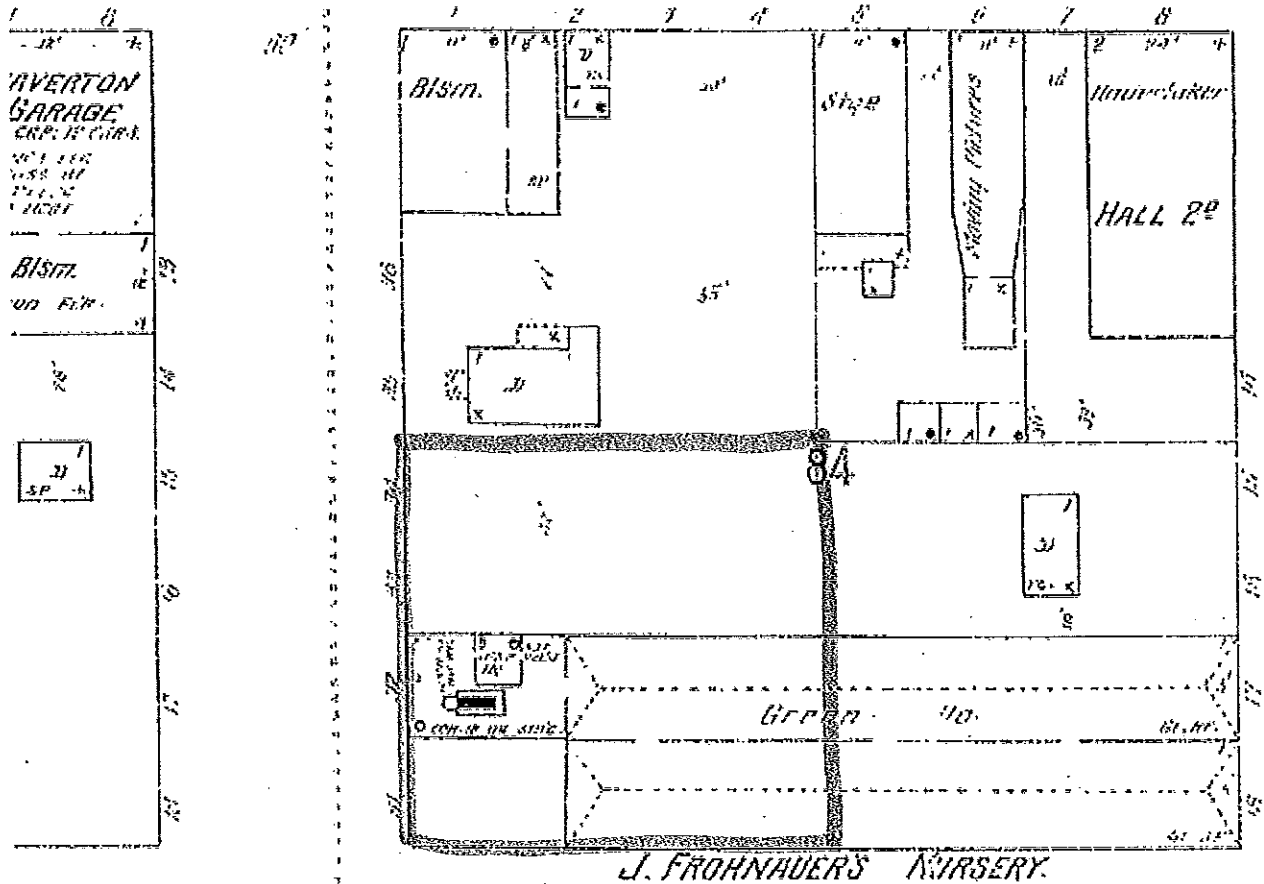
## **APPENDIX C**

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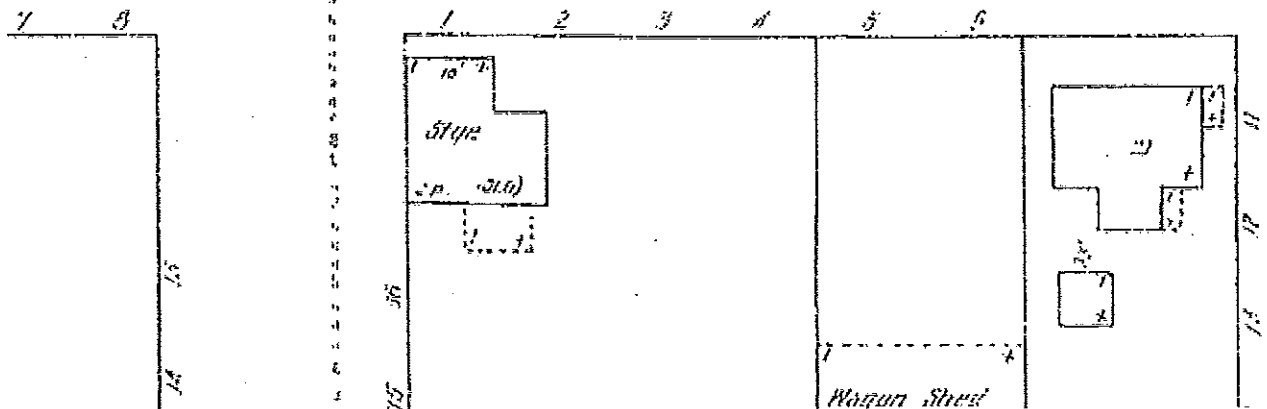
Research Documentation

1916

FRONT

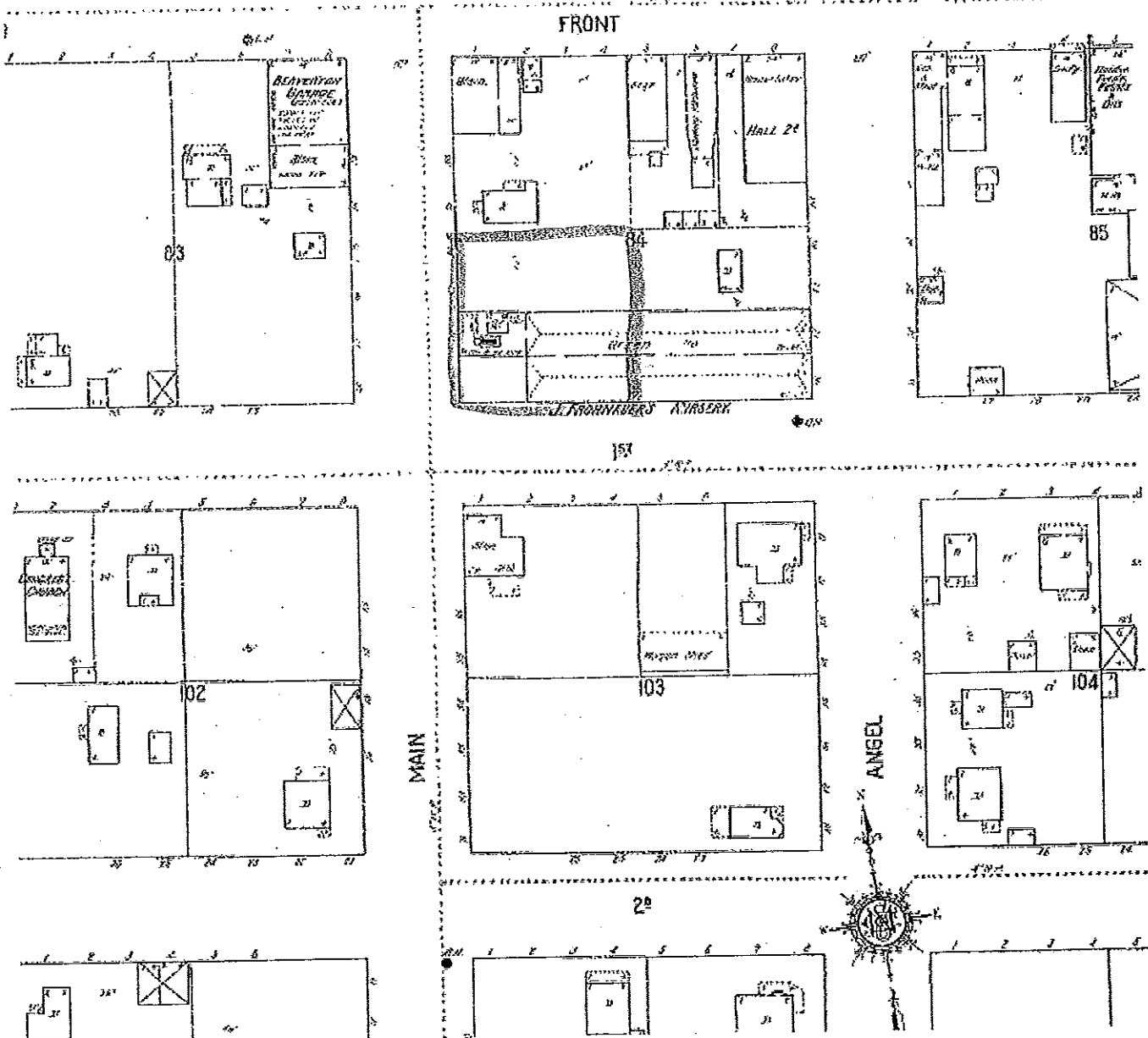
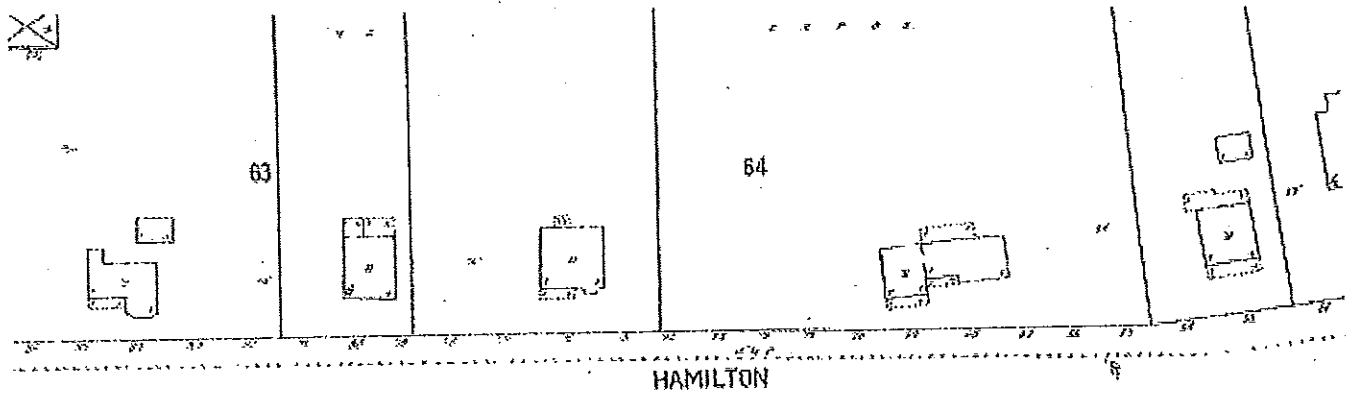


1ST

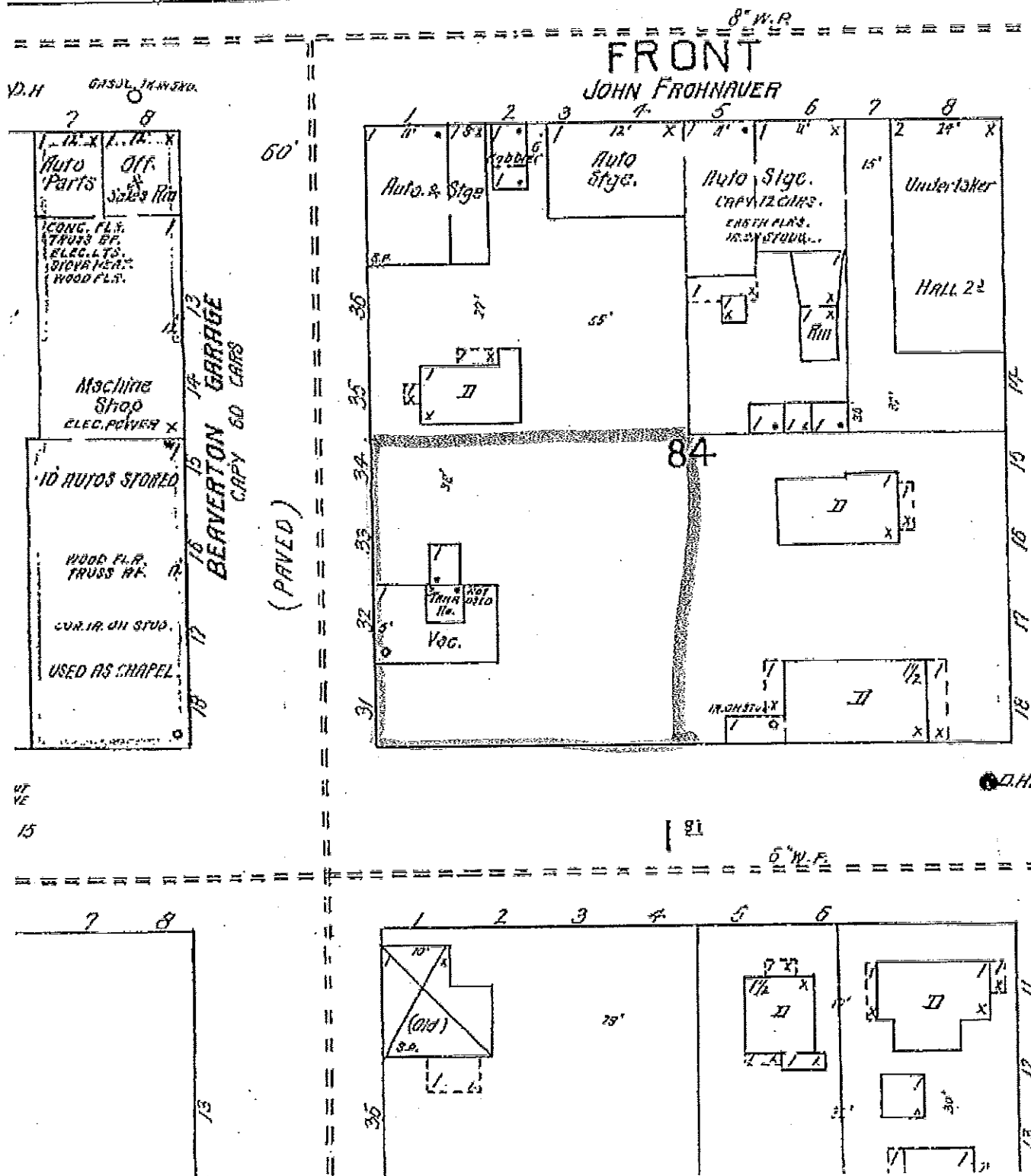


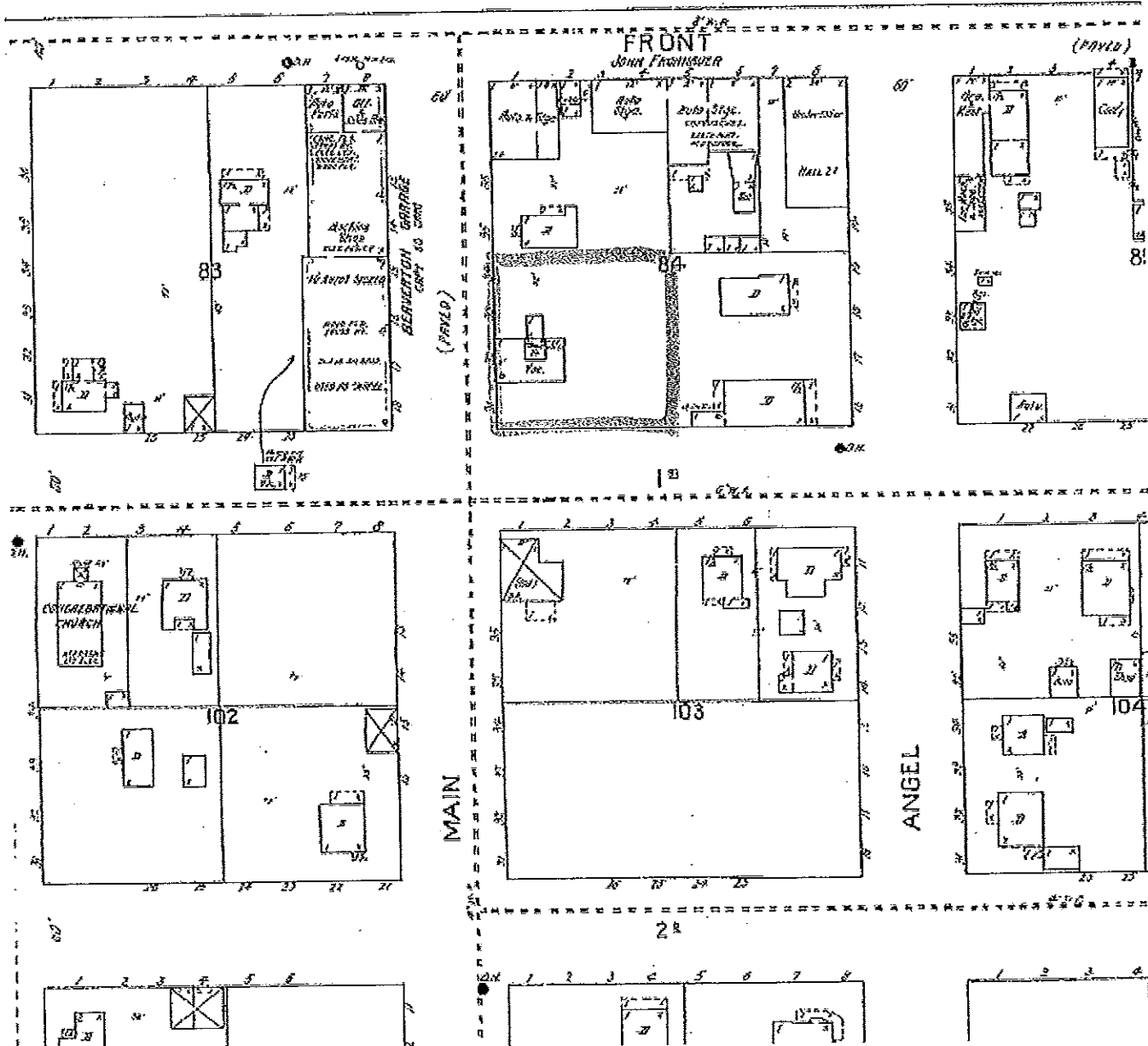
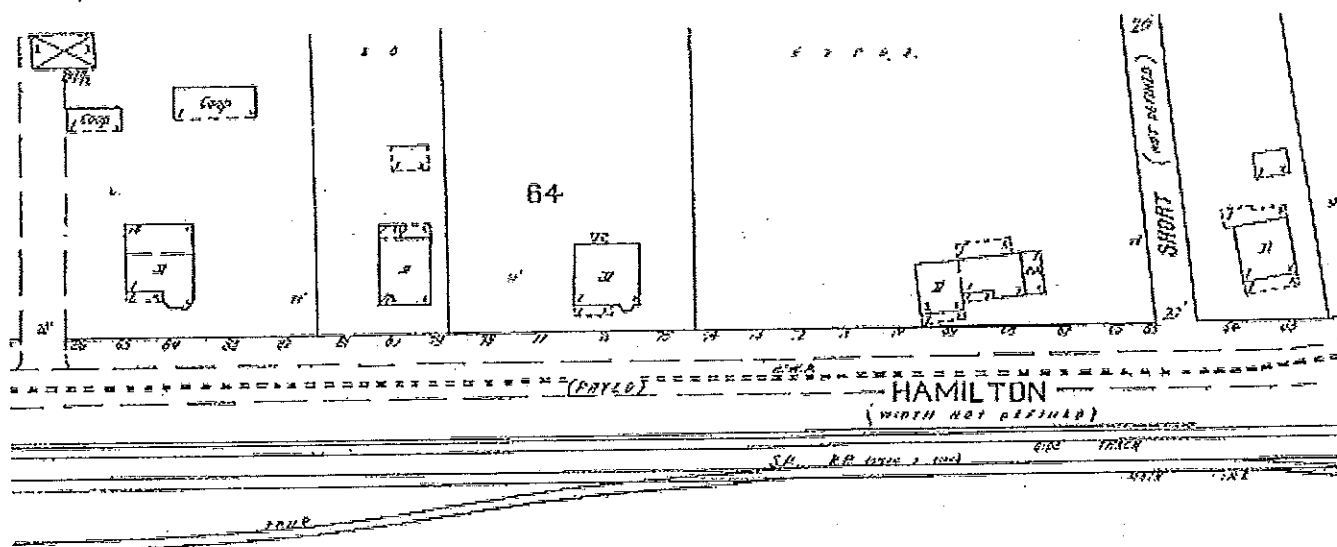


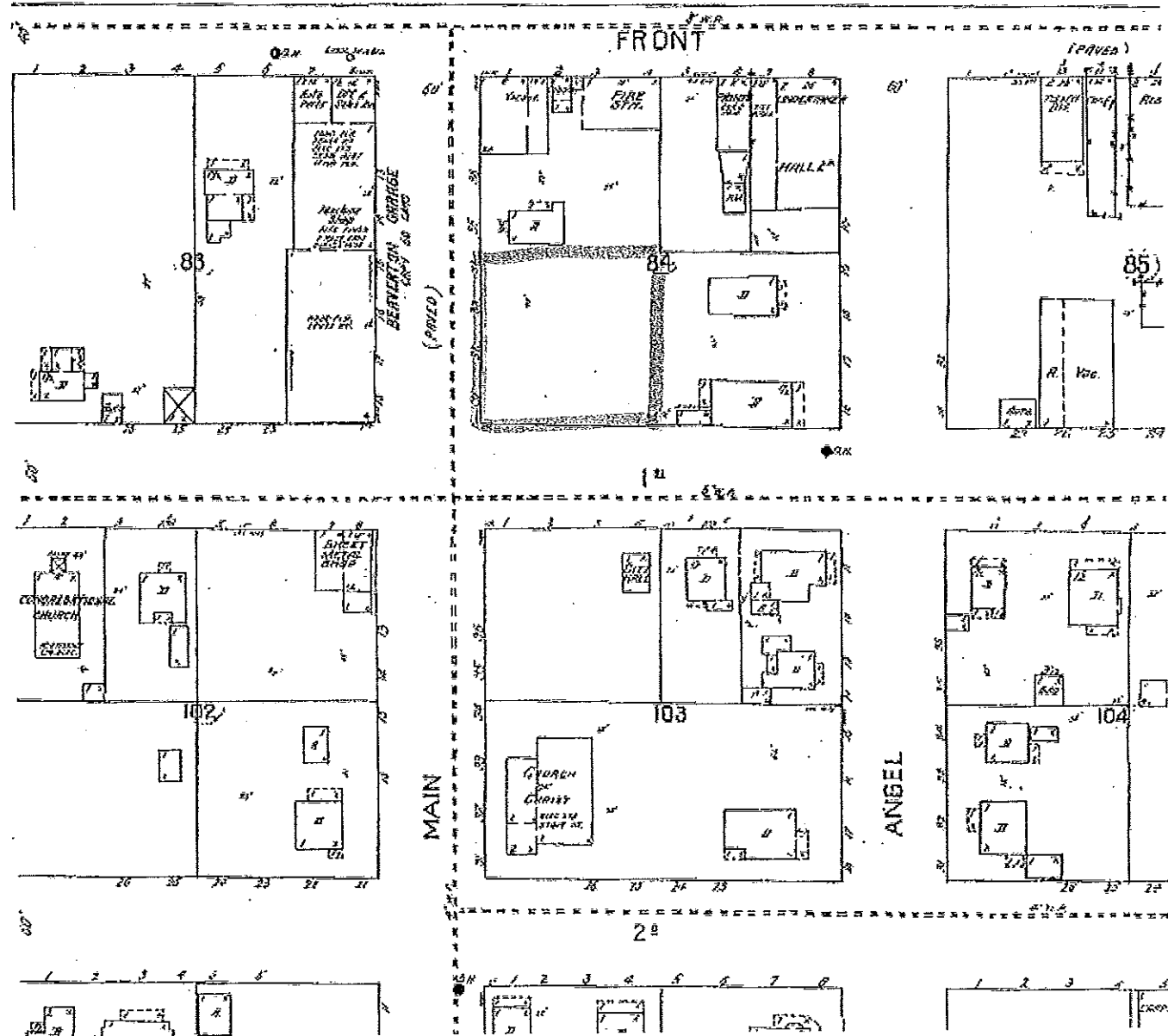
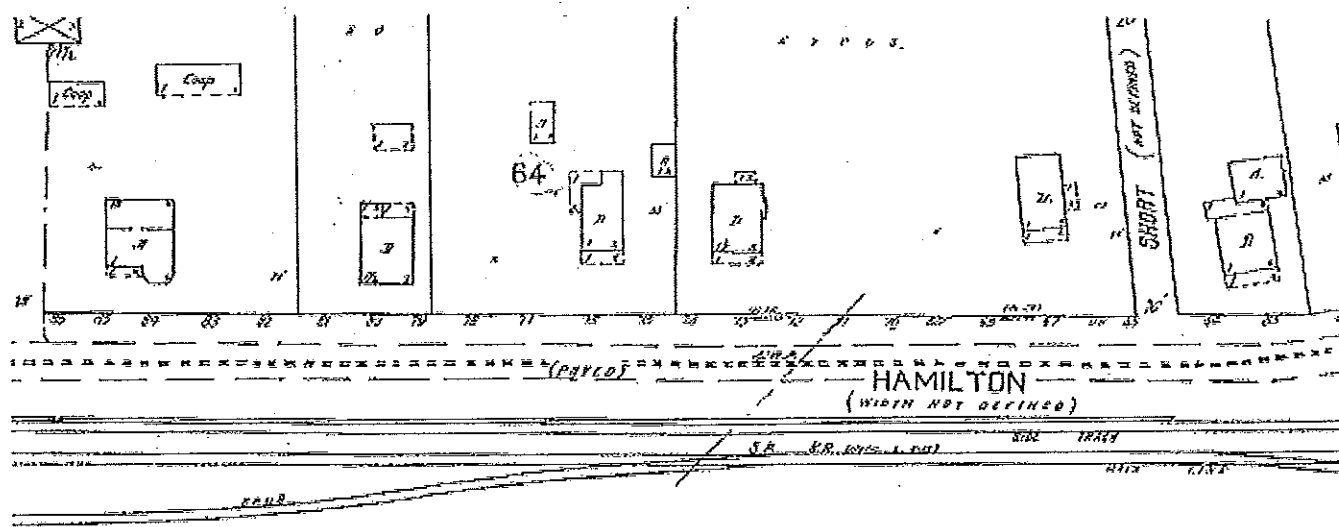
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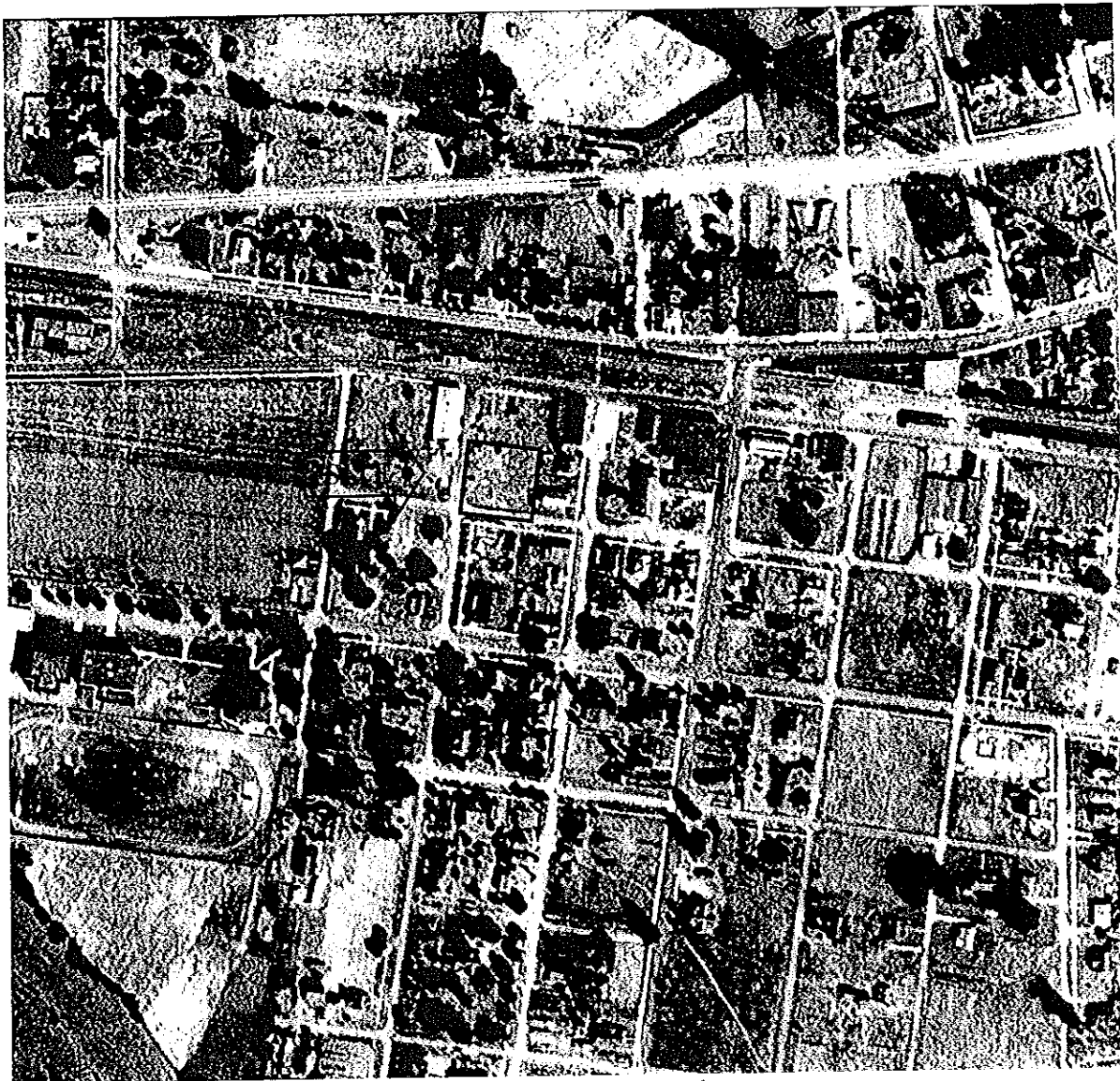


1921









1936 Aerial Photograph



1947 Aerial Photograph



1955 Aerial Photograph





1963 Aerial Photograph





1970 Aerial Photograph



1980 Aerial Photograph



1990 Aerial Photograph

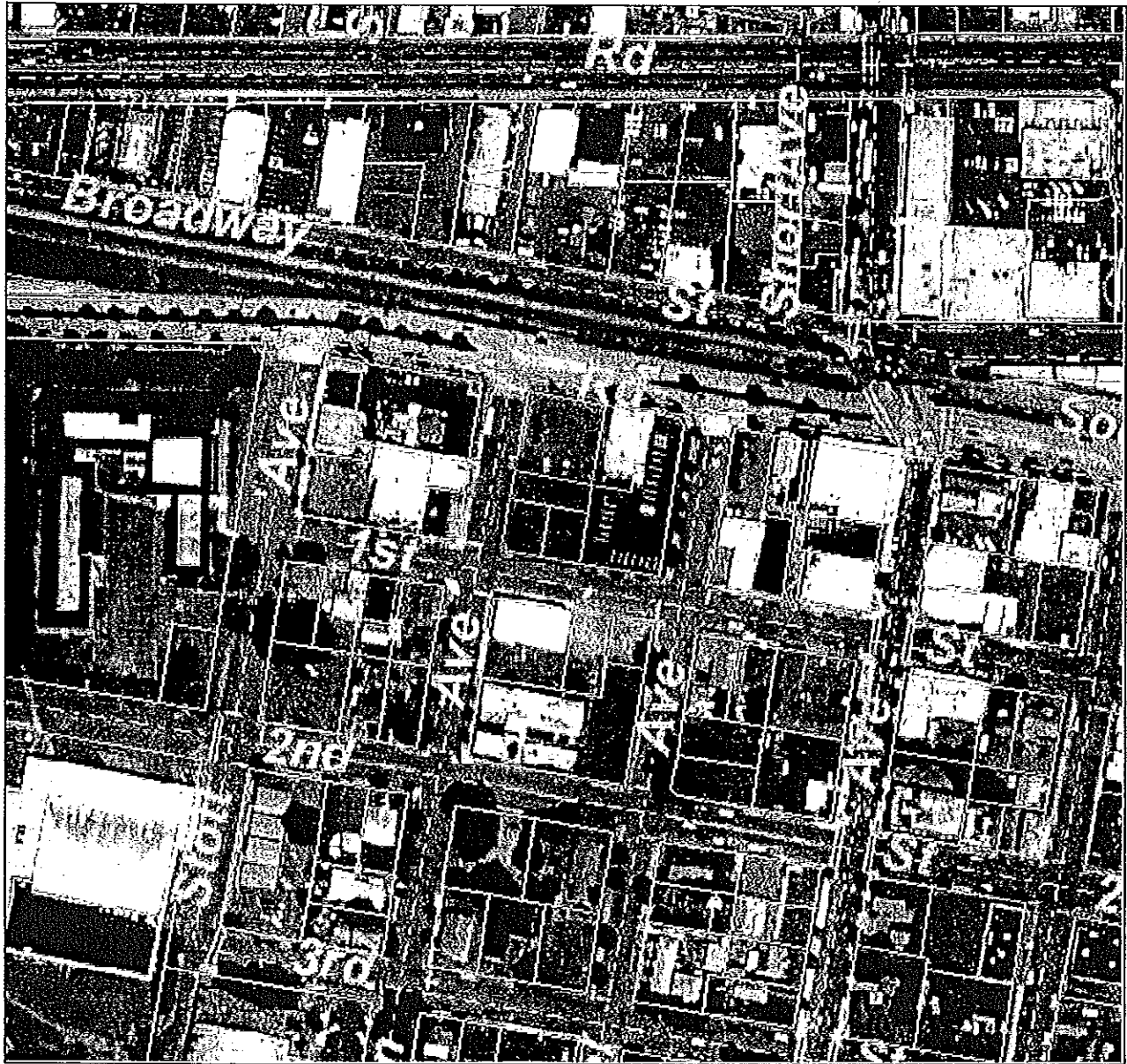
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## Aerial Photo

[2002](#) / [2001](#) / [2000](#) / [1998](#) / [1996](#)[Zoom](#) / [2'](#) / [4'](#) / [10'](#)[Streets: On](#) / [Off](#)[Lots: On](#) / [Off](#)[Dot: On](#) / [Off](#)

0 | 250 FT

City of Portland, Corporate GIS

6/24/2003

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## Aerial Photo

2002 / [2001](#) / [2000](#) / [1998](#) / [1996](#)

6" / 2' / 4' / 10' / 20'

Streets: **On** / OffLots: **On** / OffDot: **On** / Off

0 | 125 FT

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